

3 Bedroom(s), Semi-Detached House, Freehold

Shooters Hill Drive, Rossington.



- 3D Virtual Tour Available
- Stylish Kitchen
- Three Bedrooms En Suite to Master
- Garage and Driveway Allowing for Two Cars to park
- Popular Location

- Well Presented Semi Detached Family Home
- Two Reception Rooms
- Family Bathroom
- Rear Enclosed Garden with Summer House and Storage Shed

For Sale

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... It is a three bed semi detached property which is perfect for a family, with an integral garage, conservatory and outbuildings. These include entertainment area with games and seating and an outside storage shed. We have a master bedroom en-suite and a family bathroom upstairs. The property is located on a residential estate in Rossington, very much tucked away in a private corner with no passing traffic and a lovely view over the fields out of the back. We have Parking for two cars and easy access onto the nearby fields and park.

Ground Floor

Floor Plan



FLOOR 1



GRAND INTERNAL AREA
 FLOOR: 10.2 m² FLOOR 2: 24.6 m²
 EXCLUDED AREAS: PATIO 12.0 m² SITTING ROOM 26.4 m² SHED 10.3 m²
 TOTAL: 81.3 m²

Matterport

Breakfast Kitchen



Lounge



Conservatory



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
FLOOR: 33.37 sqm - BEDROOM: 20.56 sqm
EXCLUDED AREAS: PATIO: 11.30 sqm - SITTING ROOM: 26.4 sqm - SHED: 18.3 sqm
TOTAL: 89.3 sqm
MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom With En Suite



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Summer House



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1200

Average Annual Gas Bills - £600

Average Annual Water Bills - £120

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - When it was built in 2002

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Think around 2015.

Boiler Location - Garage

Approximate Electrical System Installation Date - 2002

Approximate Electrical System Test Date - 2021

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 