



Station Road, Rossington, Doncaster, South Yorkshire

Large Living Room with Dining area | Additional room ideal for a home office | Conservatory leading onto the extensive patio and large garden | Single Garage/ Games room | Private gated driveway | 4 bedroom one with ensuite | No Chain

Asking Price: **£265,000 (Guide Price)**

KW LEEDS
KELLERWILLIAMS

Station Road, Rossington, Doncaster, South Yorkshire

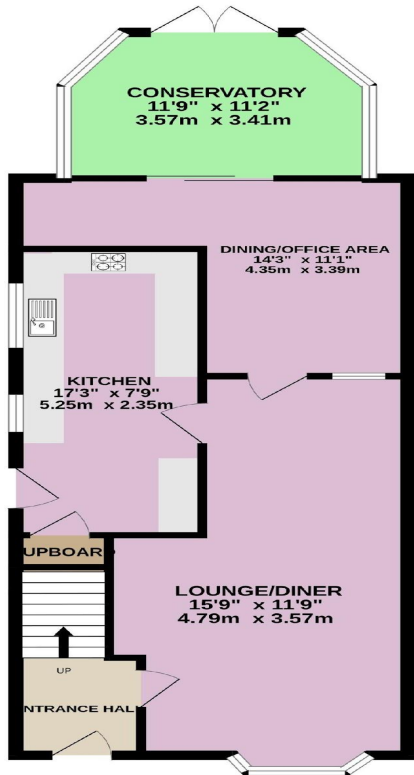
DESCRIPTION

As you step inside, you'll be greeted by a spacious and beautifully maintained interior. The highlight of this home is its enormous garden, perfect for outdoor enthusiasts and those who enjoy hosting gatherings. Additionally, there is a versatile garage that can double as a games room, offering endless entertainment possibilities. With four well-appointed bedrooms, including one with its own ensuite bathroom, this property provides ample space for a growing family. The stunning family bathroom offers a tranquil retreat, perfect for unwinding after a long day. The large living room seamlessly blends with the dining area, creating an open and inviting space for family meals and entertaining guests. There is also an additional room, which can be transformed into a home office, providing the perfect environment for remote work or study. The conservatory is a delightful feature of this home, providing a seamless transition between the indoors and the extensive patio area. This space is perfect for enjoying the sunshine and hosting outdoor gatherings. The generous garden is ideal for children to play, and the single garage offers convenient storage solutions or games room. To ensure privacy and security, the property boasts a private gated driveway, providing a sense of exclusivity and peace of mind. Situated in a fantastic location, this home offers excellent connectivity to the Great Yorkshire Way and nearby motorways, making it an ideal choice for those who value convenience. Overall, this property offers a wonderful blend of comfort, convenience, and outdoor living. Don't miss the opportunity to make this fantastic home your own and enjoy all it has to offer.

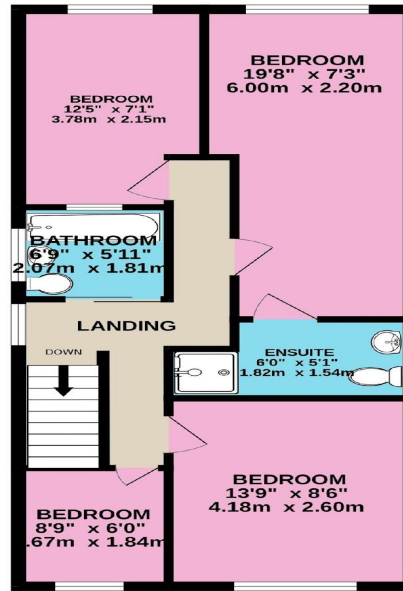




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



07973 333628



Richmond House, Lawnswood Business Park, Leeds, LS16 6QY

sue.wragg@kwuk.com

FooterUrl

VAT Reg. No None | Registered No: ZA754826 | Registered Office: The Tannery, 91 Kirkstall Road, Leeds, LS3 1HS
Sue Wragg Keller Williams Sue Wragg Keller WilliamsKW