



## **Brodsworth Way, Rossington, Doncaster, DN11**

4 bedroom family home with office space | Large open plan family living space which is the heart of the home | Patio area for entertaining all the family | easy access to the motorways and all local amenities

**Guide Price: £325,000 - £350,000**

**KW PLUS**  
KELLERWILLIAMS

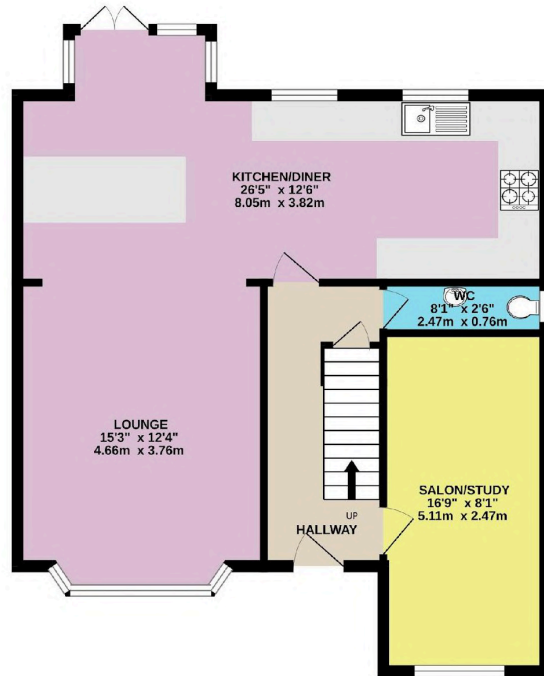
# Brodsworth Way, Rossington, Doncaster, DN11

Welcome to this exquisite 4-bedroom family home, where design meets practical living. Upon entering, you are greeted by a welcoming hallway featuring elegant panelled walls and durable Karndean flooring. Immediately to your right is a versatile garage conversion, creating a separate work space ideal for use as a home office, creative studio, or playroom, tailored to suit your family's needs. At the end of the hallway, the home opens up into a breath taking open-plan living space. This area is the heart of the home, designed for both comfort and style. The state-of-the-art kitchen is a chef's dream, complete with full quartz work tops, an integrated washing machine, dishwasher, boiler tap, wine cooler, induction hob, oven with a warming drawer, and a stunning island with ample storage underneath. Adjacent to the kitchen, the spacious dining area and cosy living room blend seamlessly, perfect for family meals and entertaining guests. bi-fold doors lead to the rear garden, bringing the outdoors in and all windows in the property are new grey double glazed windows. Conveniently located on the ground floor is a stylish WC, enhancing the practicality of the home. Ascending the stairs, to your right you will find a spacious family bathroom, beautifully appointed with modern fixtures and a calming ambiance. To your left, the master bedroom awaits, offering a generous retreat with a luxurious en-suite bathroom, providing a private sanctuary for relaxation. The remaining three bedrooms are well-proportioned and thoughtfully designed to offer comfort and flexibility, perfect for children, guests, or additional office space. The outdoor space is equally impressive, featuring a beautifully landscaped rear garden. The vast patio area is perfect for family gatherings and alfresco dining, while the pergola adds a touch of elegance and shade. A garden shed provides ample storage for tools and outdoor equipment, ensuring a clutter-free environment. This family home is a perfect blend of luxury and functionality, offering versatile spaces and high-end features to meet all your needs. With its inviting open-plan living area, beautifully appointed bedrooms, and stunning outdoor space, it's an ideal setting for creating cherished family memories. Ideally situated in the village of Rossington which is great for families with local schools on the doorstep and ease of access via the Great Yorkshire Way M18,M1,A1,M62, Rossington is located only 2.3 miles away from the Yorkshire wildlife park which is a great day out for all the family.

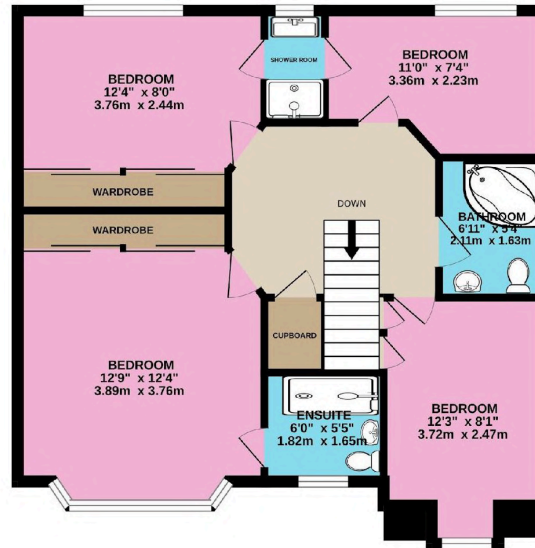




GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



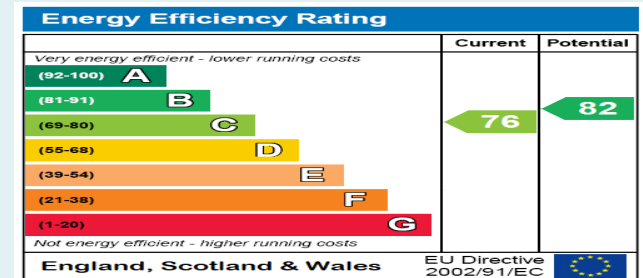
TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.

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.

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# 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.



## 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.

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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.



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