



ROSEHAVEN, EVERTON  
£395,000

**BROWN & CO**



## ROSEHAVEN, MATTERSEY ROAD, EVERTON, DONCASTER, DN10 5BN

### DESCRIPTION

Rosehaven is a generous three bedroom detached bungalow situated on a sizeable plot in all extending to approximately 0.36 acres and is in need of a general scheme of modernisation and refurbishment.

The property therefore offers much potential and it is noted similar properties along Mattersey Road have been significantly reconfigured, remodelled, extended or replaced by a substantial contemporary dwelling. Similar potential might exist for Rosehaven subject to planning and all statutory consents.

Presently the property is laid out with a front entrance porch and entrance hall. To one side is a dual aspect lounge which has garden access. A separate dining room is provided, though this is equally suited for use as bedroom three. The breakfast kitchen has an integral pantry and there is ancillary accommodation lying adjacent including side porch, store and boiler room. Two further bedrooms are provided at the front and rear and a family bathroom completes the living space.

Within the roof space two non-habitable attic rooms have been formed which add to the further potential for enlargement as part of the overall scheme.

The bungalow is set back from Mattersey Road with an excellent rear garden, single garage and garden building/workshop.

The property is equipped with oil fired central heating.

### LOCATION

The property enjoys frontage to Mattersey Road, the southern approach into the village and along which there are a number of high calibre properties.

Everton is a highly regarded village presently boasting a range of local amenities including primary school, public houses, village hall, cricket ground, recreation ground etc.

Straddling the A631, the boutiques, bars and restaurants of Bawtry are a short car journey away. Commuting into Doncaster and the south Yorkshire conurbation in general is feasible. The A1M lies to the west from which the wider motorway network is available. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford).

### DIRECTIONS

What3words:///held.sheds.loved

### ACCOMMODATION

#### ENTRANCE PORCH

**ENTRANCE HALL** access hatch and drop down ladder to 2 non-habitable attic rooms, soffited out and roof windows.

**LOUNGE 20'2" x 13'9" (6.15m x 4.19m)** a bright family room, dual aspect including patio doors giving garden access. Feature fireplace with open grate.



**DINING ROOM/BEDROOM THREE 13'0" x 9'0" (3.95m x 2.72m)** measured to front of chimney breast. Front aspect picture window. Tiled fireplace with open grate.



**BREAKFAST KITCHEN 13'0" x 11'10" (3.95m x 3.62m)** range of base units, sink unit, work surface, dual aspect. Alcove, further storage cupboard. **Walk-in Pantry.**



**SIDE PORCH**

**STOREROOM**

**BOILER ROOM** with Worcester oil fired central heating boiler.

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BEDROOM ONE 13'0" x 7'10" (3.95m x 2.39m) front aspect.



BEDROOM TWO 11'0" x 9'0" (3.35m x 2.72m) rear aspect.

BATHROOM white suite of panelled bath, Mira thermostatic shower over. Pedestal basin, wc, rear aspect.



OUTSIDE

The property enjoys frontage to Mattersey Road within generous grounds in all extending to approximately 0.36 acres or thereabouts.

Front grounds set behind walling with lawn interspersed with shrubs and path to front entrance door.

Driveway facilitating off road parking extending by the side of the property to a concrete sectional **SINGLE GARAGE**, adjoining concrete hard standing with further **BRICK/BLOCK AND TIMBER GARDEN BUILDING/WORKSHOP 19'10" x 11'2" (6.05m x 3.40m)**

Generous lawned garden extending beyond interspersed with shrubs, fruit trees and greenhouse.

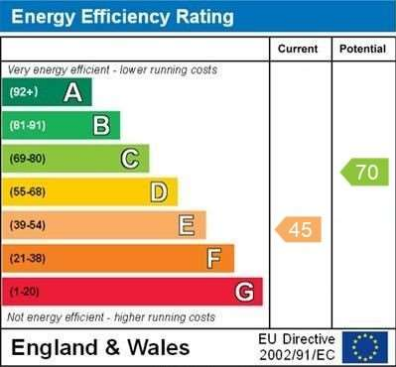
Side amenity area with oil tank and providing return access to front grounds.



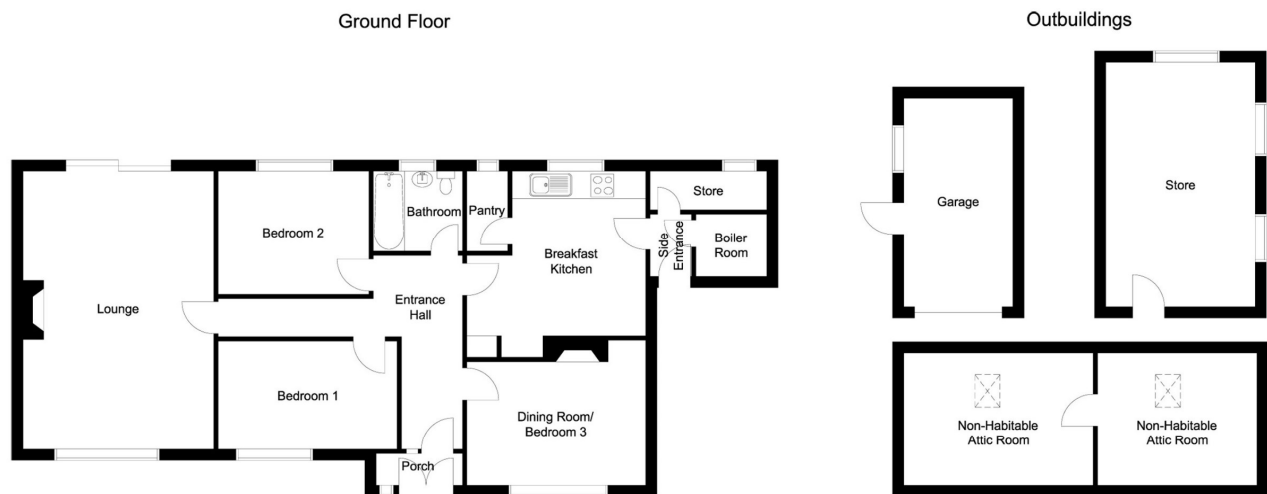
Non-habitable Attic room

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.  
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.  
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.  
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.  
Viewing: Please contact the Retford office on 01777 709112.  
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.  
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.  
These particulars were prepared in July 2025.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2025



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