



7 Mallard Court , Doncaster , DN11 0NZ
Offers In Region Of £240,000 Freehold


MARTIN&CO

Mallard Court , Rossington

4 Bedrooms, 2 Bathroom

Offers In Region Of £240,000

- Four bedroom detached
- Cul-De-Sac location
- Double Garage
- Off Road Parking
- Lawned Gardens
- Popular location
- Close to local amenities

An executive four bedroom detached property available in Rossington. Situated in a quiet cul-de-sac, close to local amenities and excellent commuter links. Briefly comprising a spacious welcoming entrance hall, Living room, kitchen / Diner, wc on the ground floor. There are four double bedrooms, ensuite to the master bedroom and family bathroom on the first floor. There is off road parking by way of a driveway for two cars and a double detached garage.

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The property is situated on a corner plot and provides a private enclosed garden.

Call now to arrange a viewing.

LIVING ROOM 14' 9" x 12' 5" (4.51m x 3.80m) A spacious rear facing living room with French doors leading into the garden

KITCHEN/DINER 25' 9" x 7' 10" (7.87m x 2.41m) A kitchen / diner with a range of wood effect wall and base units, integrated oven, hob and extractor, there is plumbing for a washing machine.

WC 6' 6" x 3' 9" (1.99m x 1.16m) Ground floor wc with pedestal sink.

MASTER BEDROOM 11' 2" x 10' 9" (3.41m x 3.30m) Spacious rear facing master bedroom with ensuite

ENSUITE 3' 9" x 7' 6" (1.16m x 2.31m) Ensuite to the master bedroom with walk in shower, wc and sink basin.

BEDROOM 11' 2" x 9' 9" (3.42m x 2.99m) Second double bedroom

BEDROOM 10' 2" x 8' 2" (3.11m x 2.49m) Third double bedroom

BEDROOM 10' 1" x 6' 5" (3.08m x 1.98m) Fourth bedroom

BATHROOM 10' 1" x 6' 5" (3.08m x 1.98m) Family bathroom with white three piece suite and over bath shower.

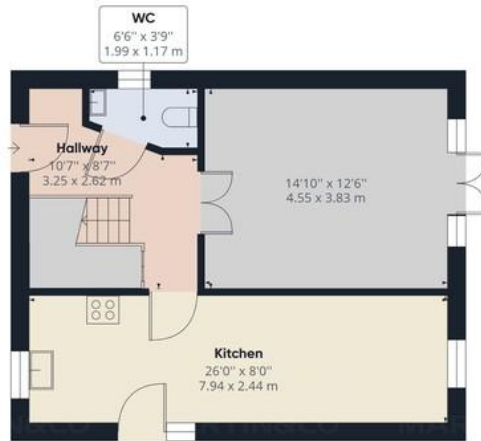
EXTERNAL

There is a double detached garage at the front of the property with parking for two cars, the property is situated on a corner plot with ample garden space, to the rear is an enclosed private garden.

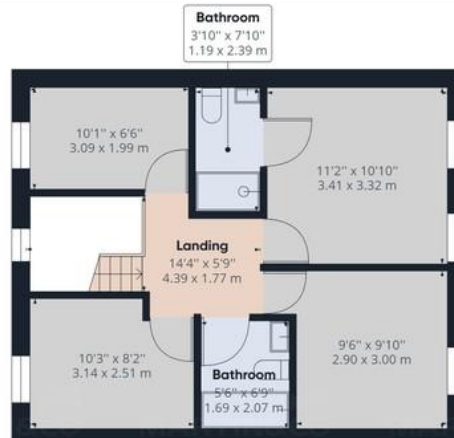








Ground Floor



Approximate total area⁽¹⁾
1030.11 ft²
95.70 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

