







#### Shooters Hill Drive, Rossington, DN11 0

Perfect for use as a gym, office, or bar, with electric power and a separate alarm system for security. | Used as a dining room with electric underfloor heating, providing a comfortable year-round space. | Includes an electric oven, hob, fridge, dishwasher, and cleverly hidden washing machine and freezer. | Two double bedrooms and a single, with the master bedroom featuring an ensuite. | Close to St. Joseph's School, St. Michael's C of E Primary School, and local shops like Lidl, Asda, and Co-op, plus nearby parks for outdoor activities.

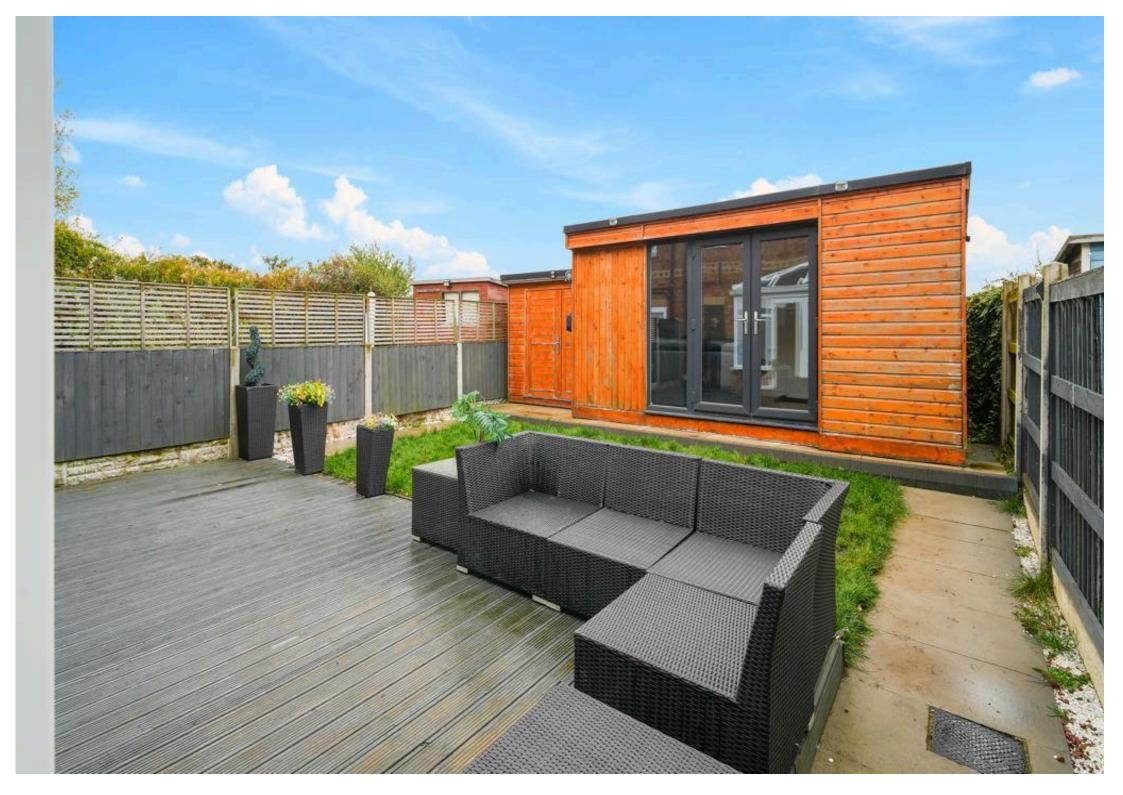


Guide Price: £200,000 - £210,000

### **Shooters Hill Drive, Rossington, DN11 0**

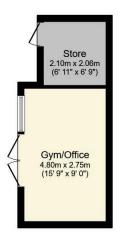
\*\*\*\*\*GUIDE PRICE £200,000-£210,000\*\*\*\*\* As you enter the property, you're welcomed into a porch and hallway. To the left, the cosy lounge provides a perfect space for relaxation, while the modern kitchen, accessed through the lounge, is equipped with an electric oven, hob, fridge, and dishwasher, all included. The conservatory, which serves as a dining room, is enhanced with electric underfloor heating, creating a warm and inviting space throughout the year. Cleverly designed storage hides the washing machine and freezer in the conservatory, adding to the property's efficient layout. From the kitchen, you have access to the spacious rear garden, which includes a side garage for extra storage or parking. Upstairs, the home features two double bedrooms and a single bedroom. The master bedroom boasts an ensuite for added convenience, while the rest of the family can enjoy the well-appointed modern bathroom. The loft space provides additional storage, though it currently does not have a ladder. The rear garden offers plenty of outdoor space, and a fantastic outbuilding that can be used as a home gym, office, or even a bar. The outbuilding has its own separate alarm system, making it secure and ideal for flexible use. With electric power, it adds a unique feature that enhances the property's appeal for those needing extra space. The property is alarmed for security and includes off-road parking for two cars, ensuring convenience for homeowners. Situated in a highly desirable area, this home is close to excellent local schools like St. Joseph's School and St. Michael's C of E Primary School. For shopping, Lidl, Asda, and Co-op are all nearby, offering easy access to daily essentials. Outdoor enthusiasts will appreciate the proximity to Brodsworth Estate Park, ideal for family outings and dog walks. This property is perfect for first-time buyers, young families, or downsizers who value modern living, extra space, and a great location with plenty of nearby amenities. Don't miss out on this fantastic home!







# Bedroom 2 3.99m x 2.31m (13' 1" x 7' 7") Bedroom 3 2.88m x 2.77m (9' 5' x 9' 1") Bedroom 1 4.54m x 2.48m (14' 11" x 8' 2")



Ground Floor

Floor area 55.0 sq.m. (592 sq.ft.)

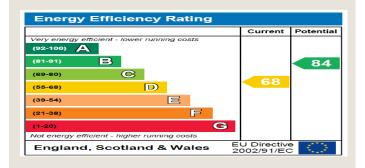
First Floor

Floor area 40.4 sq.m. (435 sq.ft.) Floor area 16.4 sq.ft.) (176 sq.ft.)

Outbuilding
Floor area 16.4 sq.m.

## **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.

TOTAL: 111.7 sq.m. (1,202 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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