



## 4 Odessa Drive, Barnsley Road

Scawsby, Doncaster, DN5 8AL

£359,950



Welcome to this stunning new build property by Campbell Homes which is located on Barnsley Road in the sought-after area of Scawsby, Doncaster. This detached house boasts a modern design with four bedrooms, three bathrooms, and a spacious open plan kitchen/diner - perfect for family living. One of the highlights of this property is its energy efficiency, with solar panels and a car charging port contributing to a great EPC rating, ensuring low energy bills for the lucky new owners. The garage and allocated parking provide space for three vehicles, making parking a breeze. The property's contemporary features include integrated appliances, a utility room, and an enclosed rear garden, ideal for relaxing or entertaining guests. Its convenient location close to schools and local amenities makes it a practical choice for families. With easy access to the motorway, this home offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to own this beautiful new build property in a desirable location. Contact us today to arrange a viewing and make this house your new home! **PART EXCHANGE IS AVAILABLE ON THIS PROPERTY**



### FRONT ENTRANCE HALL

Having a canopy arch to a composite black door that leads into the front entrance hall, stairs and living room.

### LOUNGE

A good sized room overlooking the front garden with radiator, telephone point, satellite and TV points and leading to the kitchen / diner.

### OPEN PLAN KITCHEN / DINER

A great sized entertaining Kitchen / Diner with an abundance of natural light through the rear facing window and French doors which lead out to the rear garden. The kitchen offers a wide range of shaker style wall and base units which incorporates spacious work preparation surfaces that are inset with a 1 and 1/2 bowl stainless steel sink unit with mixer tap over. A built in electric oven with hob and extractor fan over. This kitchen is supplied with integrated fridge / freezer, dish washer and ample power connection point. Supplied with luxury vinyl flooring through to the dining area and utility room. The dining area overlooks the rear garden.

### UTILITY ROOM

Having matching wall and base units with work preparation surfaces inset with a sink unit and mixer tap, several power points, radiator and an integrated washing machine. This room leads through to the down stairs W/C and rear entrance door.

### DOWNSTAIRS W/C

Consisting of a push button W/C and a pedestal sink with mixer tap.

### LANDING

Having access to all bedrooms, family bathroom and loft access.

### BEDROOM ONE

A great sized master bedroom with En-suite, a spacious built in wardrobes, two front facing windows, radiator, power points, satellite and telephone points.

### EN-SUITE BATHROOM

A corner shower cubicle with power shower, a push button W/C, and pedestal sink. The walls are half marble design tiled, with a heated towel rail and side facing window.

### BEDROOM TWO

A double room with radiator, power points and front facing views.

### BEDROOM THREE

Overlooking the rear garden with radiator and power points.

### BEDROOM FOUR

A rear facing room with radiator and power points.

### FAMILY BATHROOM

A complete bathroom suite consisting of a low flush W/C, wash hand basin and panelled bathroom, finished with grey tiles surround, a frosted window and heated towel rail.

### GARAGE

Supplied with an electric roller door to a spacious garage with plastered ceiling and car charging point.

### GARDEN

A new turf lawned area and partial paved patio with an enclosed fence surround and side gated access pathway to the front garden. There is a hardstanding turning point for cars and driveway to garage. The karger front garden is mostly laid to lawn with

### LOCATION

A great location with in walking distance to local schools, shops, restuarants and public houses as well as being in close proximity to the beautiful setting of Cusworth Hall. Doncaster town centre is approximately 3- 4 miles away and serviced by a regular bus service and with easy access to major motorway network so ideal for commuters.

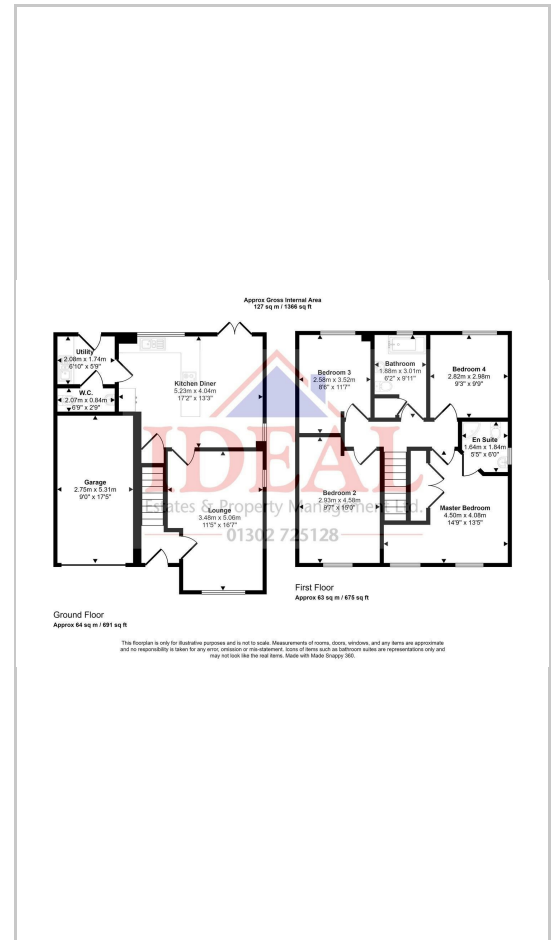
### ADDITIONAL INFORMATION

EPC RATING 81B, COUNCIL TAX BAND D, STANDARD CONSTRUCTION

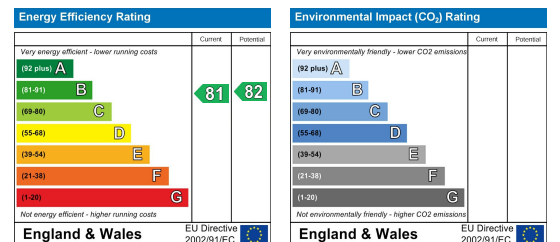
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

