



**Hallview Road, Rossington Doncaster**



**welcome to**

**Hallview Road, Rossington Doncaster**

GUIDE PRICE £290,000-£300,000. Situated on this exclusive cul-de-sac location is this spacious, extended four bedroom detached home which is ideal for a growing or extended family with a range of living accommodation, an extended master bedroom with en suite and tucked away on this spacious plot.



### **Entrance Porch**

Accessed through a secure composite door with decorative glass insert. There is a door that provides access to the lounge and to the ground floor WC, spotlights to the ceiling and a central heating radiator.

### **Ground Floor W.C.**

Fitted with a WC and a wash hand basin. There is tiled flooring, spotlights to the ceiling and a front facing obscure double glazed window.

### **Lounge**

13' 4" x 13' 5" ( 4.06m x 4.09m )

With a dual aspect of front and side facing double glazed windows providing an abundance of natural light. The panelled and featured lounge provides a range of spacious living with spotlights to the ceiling, a central heating radiator and access through to the kitchen and dining room.

### **Kitchen Area**

9' 6" x 10' 1" ( 2.90m x 3.07m )

A contemporary kitchen which is fitted with a range of stylish wall and base units with wood effect work surfaces which incorporates the stainless steel sink and drainer with mixer taps. Built-in to the design is a five ring gas hob with an extractor hood above, a double electric oven and grill with insert lighting, a built-in fridge and freezer and plumbing for a washing machine. There is under wall unit lighting with plynth lights and a rear facing double glazed window that looks out to the rear garden.

### **Dining Room**

12' 11" x 11' 3" ( 3.94m x 3.43m )

With rear facing patio doors with views of the rear garden. There is a central heating radiator, space for a dining table and chairs and open space to the kitchen.

### **First Floor Landing**

With spotlights to the ceiling and a loft hatch.

### **Bedroom One**

17' 4" x 12' 11" max ( 5.28m x 3.94m max )

A double room with a front facing double glazed window. There are spotlights to the ceiling, a range of fitted wardrobes providing a range of hanging and storage space and access to the en suite shower room.

### **En Suite Shower Room**

Fitted with a WC, a wash hand basin on a vanity unit and a bath with shower over. There is wall to floor tiling, a chrome heated towel rail and spotlights to the ceiling.

### **Bedroom Two**

9' 4" x 11' 5" max ( 2.84m x 3.48m max )

A double room with a rear facing double glazed window. There is a built-in wardrobe providing a range of hanging and storage space, spotlights to the ceiling and a central heating radiator.

### **Bedroom Three**

9' 3" x 8' 8" ( 2.82m x 2.64m )

A double room with a front facing double glazed window. There are spotlights to the ceiling, fitted wardrobes providing a range of hanging and storage space and a central heating radiator.

### **Bedroom Four**

6' 4" x 10' 3" max ( 1.93m x 3.12m max )

With a rear facing double glazed window. There is a central heating radiator, spotlights and coving to the ceiling and fitted wardrobes providing a range of hanging and storage space .

### **Family Bathroom**

Fitted with a WC, a wash hand basin on a vanity unit and a bath with shower over. There is wall to floor tiling, a chrome heated towel rail, spotlights to the ceiling and a side facing obscure double glazed window.

### **Outside**

Tucked away on the head of a cul de sac there is a mainly laid to lawn front garden with a landscaped and feature drive which leads to the garage and a path which provides access to the entrance porch. To the rear of the property there is an enclosed landscaped rear garden, a raised decked patio area which is ideal for alfresco dining and entertaining and a range of slate and landscaped feature borders. The rear garden has an artificial lawned garden with stepping stones and a pond providing the perfect area for entertaining.

### **Garage**

17' 10" x 8' 2" ( 5.44m x 2.49m )

Accessed via the front drive with light, power and a wall mounted boiler.



**view this property online** [williamhbrown.co.uk/Property/DCR114430](http://williamhbrown.co.uk/Property/DCR114430)



welcome to

## Hallview Road, Rossington Doncaster

- GUIDE PRICE £290,000-£300,000
- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- TUCKED AWAY ON AN EXCLUSIVE CUL DE SAC LOCATION
- CHARACTERISED AND PERSONALISED SPACIOUS LIVING ROOM
- DINING ROOM WITH REAR FACING PATIO DOORS

Tenure: Freehold EPC Rating: D

guide price

**£290,000-£300,000**



**view this property online** [williamhbrown.co.uk/Property/DCR114430](http://williamhbrown.co.uk/Property/DCR114430)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DCR114430 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](http://williamhbrown.co.uk)