



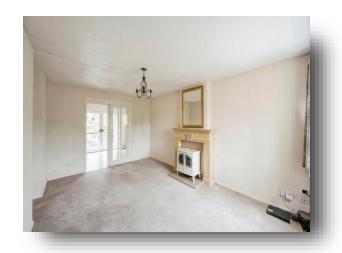


# welcome to

# **Sharlston Gardens, Rossington DONCASTER**

GUIDE PRICE £250,000-£260,000. This four bedroom detached family home situated on a cul-de-sac location and is available with no onward chain. The property has a driveway providing, a remote controlled garage, kitchen diner and spacious lounge. Ideal for a growing or extended family home.













#### **Entrance Porch**

With a front facing composite door, tiled flooring and access through to the lounge.

## Lounge

15' 7" x 12' max ( 4.75m x 3.66m max )

With a front facing double glazed window, a central heating radiator, stairs which rise to the first floor landing, an air conditioning unit and double doors which give access to the kitchen diner.

#### **Kitchen Diner**

19' 8" x 8' 7" ( 5.99m x 2.62m )

Fitted with a range of wood effect wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has plumbing for a washing machine, space for an under counter fridge and freezer and space for a freestanding gas cooker with a cooker hood above. There is complimentary splashback tiling, a useful pantry, a central heating radiator, tiling to the kitchen area and laminate flooring to the dining area. There is a rear facing double glazed window, rear facing French doors which lead out to the rear garden and a side facing door to the rear garden.

### **First Floor Landing**

With a side facing double glazed window, a loft hatch and an airing cupboard.

#### **Bedroom One**

9' 10" x 8' 10" max ( 3.00m x 2.69m max ) With a front facing double glazed window, air conditioning and a central heating radiator.

#### **Bedroom Two**

9' 9" x 8' 10" ( 2.97m x 2.69m )

With a rear facing double glazed window, laminate flooring and a central heating radiator.

#### **Bedroom Three**

9' 7" x 9' 8" ( 2.92m x 2.95m )

With a rear facing double glazed window and a central heating radiator.

#### **Bedroom Four**

9' 10" x 6' 8" ( 3.00m x 2.03m )

With a front facing double glazed window and a central heating radiator.

## Separate W.C.

Fitted with a WC, tiled flooring and a side facing obscure double glazed window.

#### **Shower Room**

Fitted with a wash hand basin and a walk-in shower cubicle with shower. There is wall to floor tiling, a central heating radiator and a side facing obscure double glazed window.

#### **Outside**

To the front of the property there is a paved and block paved driveway with a variety of mature shrubs and plants to the side. A side composite gate provides additional access to the rear where there is a paved area with inset feature pond and steps up to a generous mainly laid to lawn garden. There is a footpath which continues to the greenhouse and garden shed with a variety of mature shrubs and plants to the borders.

# Garage

With an electric roller shutter door and a side facing window.





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# **Sharlston Gardens, Rossington DONCASTER**

- GUIDE PRICE £250,000-£260,000
- FOUR BEDROOM DETACHED FAMILY HOME
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GARAGE WITH ELECTRIC ROLLER SHUTTER DOOR
- FRONT ASPECT LOUNGE

Tenure: Freehold EPC Rating: D

**Guide Price** 

£250,000-£260,000







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Please note the marker reflects the postcode not the actual property

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01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.