



Sharlston Gardens, Rossington DONCASTER

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR120902 - 0004

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