



**Davy Road, New Rossington DONCASTER**





**welcome to**

**Davy Road, New Rossington DONCASTER**

GUIDE PRICE £325,000-£335,000. This stunning four bedroom detached family home situated in this popular development with easy access to the Great Yorkshire Way and motorway network links. Benefiting from a spacious kitchen diner, a useful study and an en-suite shower room.



### **Entrance Hall**

With a front facing composite door, a central heating radiator, tiled flooring, useful understairs storage and stairs which rise to the first floor landing.

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

Fitted with a low flush WC, a wash hand basin with mixer tap and a central heating radiator.

### **Study**

7' 5" x 6' 11" ( 2.26m x 2.11m )

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

### **Lounge**

16' 6" x 11' max ( 5.03m x 3.35m max )

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

### **Kitchen Diner**

26' 6" x 11' 10" ( 8.08m x 3.61m )

A beautiful open plan kitchen diner which is fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill and space for a fridge and freezer. There is complimentary splashback, an extensive breakfast bar, area for a dining table and chairs, useful storage, a central heating radiator, two rear facing double glazed windows and rear facing French doors.

### **Utility Room**

5' 5" x 5' 3" ( 1.65m x 1.60m )

Fitted with a range of wall and base units with work surfaces beneath which is plumbing for a washing machine and space for a dryer. There is a side facing door which provides access to the driveway.

### **First Floor Landing**

With a loft hatch, a storage cupboard which houses the hot water cylinder and a central heating radiator.

### **Bedroom One**

12' 7" x 11' 8" ( 3.84m x 3.56m )

With two front facing double glazed windows and a central heating radiator. A door gives access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is a central heating radiator and vinyl flooring.

### **Bedroom Two**

14' 2" max x 11' 2" max ( 4.32m max x 3.40m max )

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

### **Bedroom Three**

10' 11" x 9' 3" ( 3.33m x 2.82m )

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

### **Bedroom Four**

10' 4" x 9' 9" max ( 3.15m x 2.97m max )

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

### **Bathroom**

Fitted with a WC, a wash hand basin with mixer tap and a panelled bath with tiled surround. There is a central heating radiator and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned garden with a variety of mature shrubs to the borders. To the side there is an extensive tarmaced drive providing off road parking which in-turn leads to the detached garage. A side gate gives access to the rear where there is generous South facing artificial lawned garden with an extensive paved patio area and fencing to the perimeter.

### **Garage**

17' 4" x 9' ( 5.28m x 2.74m )

With an up and over door.

### **Additional Information**

The vendors has made us aware that there is an annual maintenance fee for the upkeep of the development, contact the branch for further details.



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welcome to

## Davy Road, New Rossington DONCASTER

- GUIDE PRICE £325,000-£335,000
- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE SHOWER ROOM, GROUND FLOOR WC AND FIRST FLOOR FAMILY BATHROOM
- GROUND FLOOR STUDY AND USEFUL UTILITY ROOM
- ATTRACTIVE SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: B

guide price

**£325,000-£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122865 - 0003

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