



**Darfield Close, Rossington DONCASTER**



**welcome to**

**Darfield Close, Rossington DONCASTER**

GUIDE PRICE £270,000-£280,000. This stunning three bedroom detached family home situated on a cul-de-sac location benefits from a TV media feature lounge, a dining/family room and an open plan kitchen diner with useful utility. The property has a landscaped rear garden with summer house/bar.



### Entrance Porch

With a front facing exterior door, front and side facing double glazed windows and access through to the entrance hall.

### Entrance Hall

With a central heating radiator, laminate flooring, built-in fitted storage within the stairs and stairs which rise to the first floor with an oak banister and spindles.

### Lounge

12' 11" x 10' 11" ( 3.94m x 3.33m )

With a front facing double glazed window, coving to the ceiling, coving to the ceiling, a central heating radiator and a TV media wall with alcoves and insert lights.

### Kitchen Diner

17' 7" x 10' 3" ( 5.36m x 3.12m )

Fitted with an extensive range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a Rangemaster cooker with extractor above, a wall mounted boiler and a feature central heating radiator. There is under counter plinth lighting, spotlights to the ceiling, breakfast bar, a rear facing double glazed window, area for a dining table and chairs and rear facing French doors giving access to the rear garden.

### Family / Dining Room

9' 9" x 8' 3" ( 2.97m x 2.51m )

With a TV medial wall, coving to the ceiling, a side facing door providing access to the rear garden and rear facing patio doors which lead through to the conservatory.

### Conservatory

9' 8" x 7' 11" ( 2.95m x 2.41m )

With spotlights to the ceiling, a covered roof, rear and side facing double glazed windows and a side facing door leading out to the rear garden.

### Utility Room

7' 4" x 5' 5" ( 2.24m x 1.65m )

With plumbing for a washing machine, space for a fridge-freezer and dryer. There is access through to the store and WC.

### Ground Floor W.C.

Fitted with a low flush WC, downlights to the ceiling and a heated towel rail.

### First Floor Landing

With a side facing double glazed window and a loft hatch.

### Bedroom One

11' 11" x 10' 4" ( 3.63m x 3.15m )

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes.

### Bedroom Two

11' 5" x 9' 7" ( 3.48m x 2.92m )

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### Bedroom Three

8' 5" x 7' 10" ( 2.57m x 2.39m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted storage.

### Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a bath with shower over and screen. There is wall to floor tiling, a heated towel rail, coving to the ceiling and a rear facing obscure double glazed window.

### Outside

To the front of the property there is a lawned garden with an extensive gravel driveway providing off road parking which leads to the store. To the rear of the property there is a landscaped mainly laid to lawn tiered garden with decked patio areas, gazebo area and outdoor summer house/bar.

### Store

10' 4" x 8' 11" ( 3.15m x 2.72m )

With an up and over door and provides useful storage. Access through to the utility room.



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## Darfield Close, Rossington DONCASTER

- GUIDE PRICE £270,000-£280,000
- AMPLE OFF ROAD PARKING
- UTILITY ROOM AND GROUND FLOOR WC
- CONSERVATORY
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£270,000-£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125412 - 0002

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