



**Shooters Hill Drive, Rossington Doncaster**



**welcome to**

**Shooters Hill Drive, Rossington Doncaster**

A well presented three bedroom detached home featuring an integral garage and a spacious driveway. The property is well proportioned offering a en-suite to master and a convenient ground floor W.C, ideally located close to a range of schools, transport connections and local amenities.



### **Entrance**

With a central heating radiator and a side facing composite double glazed door.

### **Lounge**

15' 7" x 10' 7" ( 4.75m x 3.23m )

With a gas fireplace, a central heating radiator, coving to the ceiling, a front facing double glazed window and stairs which rise to the first floor landing. The lounge is open to the dining room.

### **Dining Room**

9' 5" x 7' 3" ( 2.87m x 2.21m )

With a central heating radiator, coving to the ceiling and rear facing double glazed sliding doors through to the conservatory.

### **Conservatory**

8' 5" x 12' 11" ( 2.57m x 3.94m )

With rear and side facing double glazed windows and side facing double glazed French doors to the garden.

### **Kitchen**

10' 9" x 9' 6" ( 3.28m x 2.90m )

Fitted with a with a range of kitchen wall and base units with work surfaces housing the sink and drainer. The kitchen has an integrated oven and grill, a induction hob with extractor above, space for white goods including a fridge and freezer and a useful under-stairs pantry cupboard. There is a rear facing double glazed window, a central heating radiator and access to the ground floor W.C and integral garage.

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

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

### **First Floor Landing**

With a central heating radiator and a loft hatch.

### **Bedroom One**

14' 1" x 8' 5" ( 4.29m x 2.57m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite.

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

Fitted with a walk-in shower, a low flush W.C and a wash hand basin fitted into a vanity unit with mixer tap. There is a heated towel rail and a rear facing obscure double glazed window.

### **Bedroom Two**

10' 5" x 8' 8" ( 3.17m x 2.64m )

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

### **Bedroom Three**

8' 9" x 9' 7" ( 2.67m x 2.92m )

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

### **Family Bathroom**

Fitted with a walk in shower, a wash hand basin fitted into a vanity unit with mixer tap and a low flush W.C. There is a heated towel rail and a rear facing obscure double glazed window.

### **Outside**

To the front there is a lawend garden with a spacious driveway which in-turn leads to the integral garage. To the rear there is a well maintained enclosed lawned garden with patio, decked patio and various trees.

### **Integral Garage**

12' 10" x 8' 4" ( 3.91m x 2.54m )



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## Shooters Hill Drive, Rossington Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- INTEGRAL GARAGE AND DRIVEWAY PROVIDING SPACIOUS OFF ROAD PARKING
- WELL MAINTAINED THROUGHOUT
- EN-SUITE TO MASTER
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125810 - 0002

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