



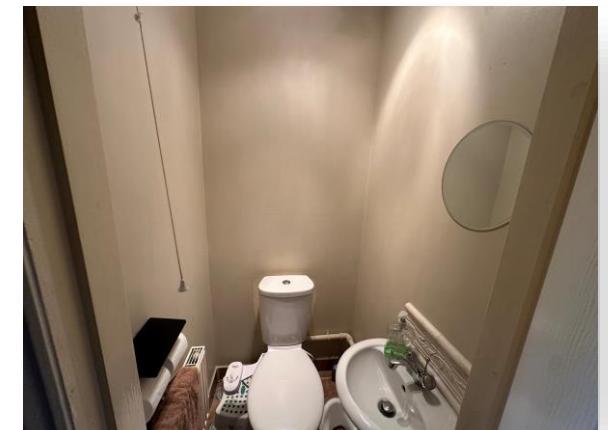
**Shooters Hill Drive, Rossington Doncaster**

 william  
h brown

**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 lawned 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 )



***view this property online*** [williamhbrown.co.uk/Property/DCR125810](http://williamhbrown.co.uk/Property/DCR125810)



welcome to

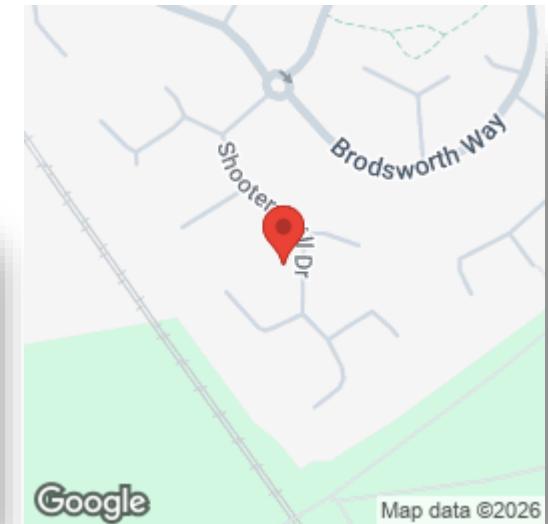
## Shooters Hill Drive, Rossington Doncaster

- 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**



**view this property online** [williamhbrown.co.uk/Property/DCR125810](http://williamhbrown.co.uk/Property/DCR125810)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
DCR125810 - 0002

 william h brown



**01302 327121**



doncaster@williamhbrown.co.uk



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



**williamhbrown.co.uk**