



86 Church Meadow Road, Rossington – DN11 0YD

Doncaster

Offers Over £190,000

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Rossington, Doncaster

Immaculate three-bed semi in Rossington with luxury décor, high-spec kitchen, landscaped garden, summer house, and driveway. Close to schools, amenities, and transport. Ready to move in. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stunning three-bedroom semi-detached home
- Finished to an exceptional, show-home standard throughout
- Luxurious décor with high-quality fixtures and fittings
- High-spec kitchen/diner with integrated appliances & Karndean flooring
- Stylish lounge with bespoke under-stairs media unit & feature lighting
- Impressive master bedroom with built-in wardrobes & electric blackout blinds
- Private, low-maintenance garden with insulated summer house & electricity
- Off-road parking for two cars in a quiet, desirable location



ATTENTION FIRST-TIME BUYERS – SIMPLY STUNNING & IMMACULATE

An exceptional three-bedroom semi-detached home, finished to an outstanding, show-home standard throughout. This beautifully presented property boasts luxurious décor, high-quality fittings and meticulous attention to detail, making it truly stand out from the crowd. Situated on a desirable and quiet residential street in Rossington, the home is ideally located close to a wide range of local amenities, excellent transport links and well-regarded schools. Ready to move straight into with no work required.

Accommodation briefly comprises:

A welcoming entrance porch offering ample space for coats and shoes.

A recently renovated, luxurious front-facing lounge, finished to an exceptional standard and featuring plush carpets, a bespoke under-stairs media unit with stylish strip lighting and stairs rising to the first floor.

A spacious rear-facing kitchen/diner, fully fitted with a comprehensive range of integrated appliances including fridge/freezer, microwave, electric oven, gas hob, dishwasher and washing machine. Finished with high-quality Karndean flooring and benefiting from patio doors opening onto the rear garden. The kitchen also houses the annually serviced boiler with a Hive heating system.

To the first floor are three well-proportioned bedrooms, including an impressive master bedroom featuring built-in wardrobes with sensor lighting, matching bedside cabinets and newly installed electric blackout blinds.

All bedrooms are served by a luxurious, contemporary family bathroom, complete with a high-quality power shower and premium finishes.

Additional features include a fully boarded loft with lighting, an annually serviced security alarm system, and security lighting to the side and rear of the property.

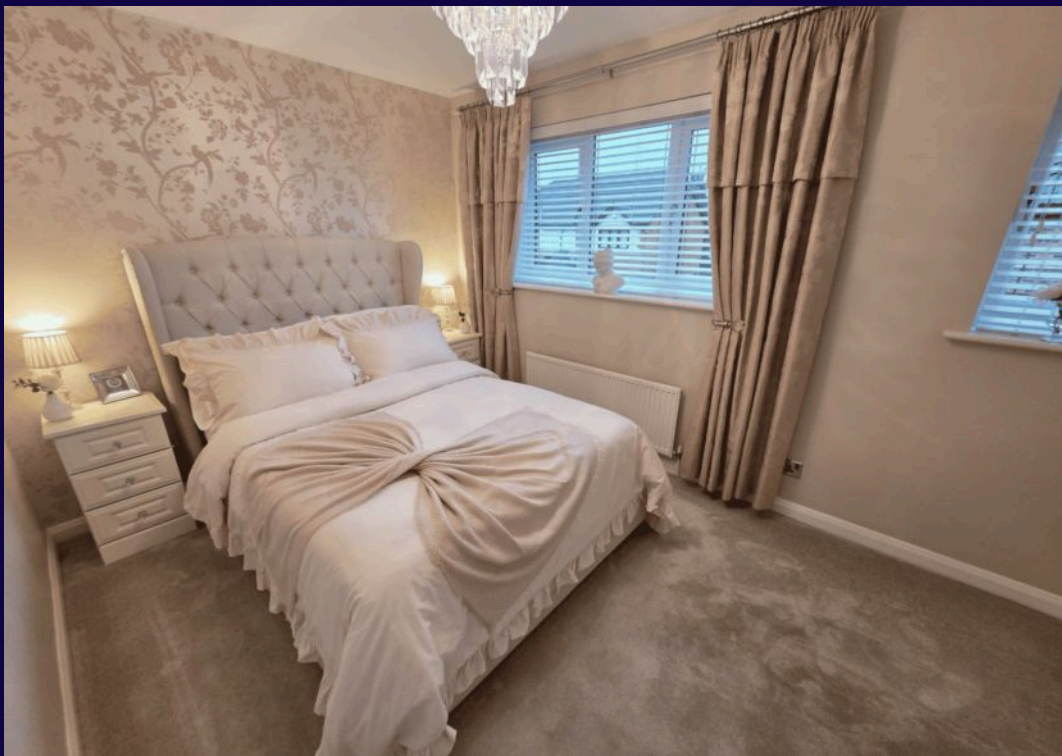
Externally, the property continues to impress with a private, low-maintenance rear garden featuring a recently laid patio seating area, newly replaced fencing, high-quality artificial lawn, outdoor tap and a superb, insulated summer house complete with electricity and dusk-to-dawn lighting—perfect for home working, entertaining or relaxing.

To the front, there is a private driveway providing off-road parking for two vehicles.

This is a rare opportunity to acquire a high-specification home of this standard at an affordable price point. Early viewing is highly recommended to fully appreciate the quality on offer.













- **Ground Floor 35 sqm**
- **First Floor 33 sqm**
- **Total 68 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.