

Station Road, Rossington Doncaster

william h brown

welcome to

Station Road,Rossington Doncaster

Situated in this highly sought after location, this impressive three bedroom detached bungalow offers spacious and versatile accommodation, beautifully presented throughout and is perfect for those seeking ground floor living.**VIEWING HIGHLY RECOMMENDED**













Entrance Porch
With a front facing sealed unit door with double glazed side panels, there is laminate flooring, a central heating radiator, coving to the ceiling and open access into the dining kitchen.

Dining Kitchen
The kitchen area is fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is space for an aga with extractor above, complimentary splashback tiling. There are side and rear facing double glazed windows and a door to the conservatory. There is steps up to an elevated dining space which has a central heating radiator, laminate flooring and area for a dining table and chairs.

Lounge
With a front facing double glazed bay window allowing an abundance of natural light to fill the room, this attractive living space also benefits from decorative coving to the ceiling, two central heating radiators and a stylish feature gas fireplace with a marble hearth and surround creating an attractive focal point.

Conservatory
A versatile space with rear and side facing double glazed windows, double glazed sliding doors to the rear garden, laminate flooring and a central heating radiator.

Inner Hall
With a useful storage cupboard and access to all three bedrooms and family shower room.

Bedroom One
With a rear facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing a range of hanging and storage space.

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

Bedroom Three
With a side facing double glazed window to the conservatory, a central heating radiator, fitted wardrobes and coving to the ceiling.

Family Shower Room
Fitted with a low flush W.C, a wash hand basin set within a vanity unit and a walk-in shower. There is tiling to the walls, a side facing obscured double glazed window and a heated towel rail.

Integral Garage / Utility
With access from the entrance hall, the garage is fitted with plumbing for a washing machine, a sink and drainer and benefits from a front-facing up and over door, providing practical utility space and additional storage options.

Outside
the front of the property, an extensive block-paved driveway provides ample off-road parking for multiple vehicles, all enclosed by an attractive brick wall which enhances both privacy and kerb appeal. To the rear, the beautifully maintained garden offers a wonderful outdoor retreat with sun throughout the day, featuring a generous lawn bordered by a variety of mature shrubs and established planting that provide colour and interest as well as privacy. Extensive patio seating areas create the perfect setting for outdoor dining and summer entertaining, while a potting shed offers practical storage. A standout feature of the garden is the spacious garden bar with seating area, providing an excellent space for hosting family and friends or relaxing and enjoying the surroundings.

Garden Bar
With dual aspect windows allowing an abundance of natural light, feature lighting, and rear facing French doors opening directly onto the garden, this superb room creates a bright and inviting space, ideal for parties or relaxing.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- THREE BEDROOM DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- MODERNISED BATHROOM SUITE
- BAY FRONTED LOUNGE AND DINING KITCHEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127198 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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