



## 3 CUSWORTH GROVE DONCASTER, DN11 0FG

£225,000  
FREEHOLD

GUIDE PRICE £225,000 - £230,000 Situated on a popular residential development in Rossington, this beautifully presented three-bedroom detached home has been thoughtfully upgraded throughout, featuring a stylish contemporary kitchen and high-quality newly installed en suite and family bathroom. The accommodation comprises an entrance hall, spacious living room, ground floor W/C, and an impressive kitchen/dining room fitted with modern units and quality finishes, with access to a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms, including a master bedroom with a beautifully finished en suite shower room, with a luxurious family bathroom serving the rest of the household.

Externally, the property offers a gravelled frontage with a tandem driveway for two vehicles and gated side access. To the rear is an enclosed lawned garden with a decked seating area and detached summerhouse. Conveniently located close to local amenities, reputable schools, supermarkets and transport links, including easy access to Doncaster city centre, the M18 and Yorkshire Wildlife Park. Early viewing is highly recommended.

Kendra  
Jacob

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# 3 CUSWORTH GROVE

- Three-bedroom detached home in popular Rossington development
- Recently upgraded and redecorated throughout
- Modern kitchen/diner with ample storage
- Ground floor W/C
- Conservatory plus detached summerhouse (office/gym/hobby space)
- Three well-proportioned bedrooms
- Main bedroom with en suite
- Family bathroom
- Enclosed rear garden
- Close to shops, schools and M18 links

## Entrance Hall

A welcoming entrance hall providing access to the living room, kitchen/dining room and ground floor W/C. Fitted with a gas-fired central heating radiator and staircase rising to the first-floor accommodation.

## Living Room

A spacious reception room with UPVC windows to the front and rear elevations, allowing for plenty of natural light. Central heating radiator. Access through to the kitchen/dining room.

## Kitchen/Dining Room

An impressive contemporary kitchen fitted with a range of modern units and quality finishes, offering ample worktop and storage space. Features include a gas hob with extractor hood above, integrated oven and microwave, together with space for additional appliances. Central heating radiator. Sliding doors lead into the conservatory.

## Master Bedroom

A spacious double bedroom featuring a full-length front-facing UPVC window and a central heating radiator.

## En Suite

Beautifully appointed and fully tiled, comprising a shower enclosure, low-level W/C and a wash hand basin set within a vanity unit, providing useful storage beneath.

## Bedroom Three

Featuring a rear-facing UPVC window and a central heating radiator.

## Family Bathroom

A luxurious contemporary bathroom fitted with a bath incorporating an overhead shower, low-level W/C and hand basin vanity unit. Rear-facing obscure UPVC window and central heating radiator.

## Exterior

To the front of the property is a low-maintenance gravelled garden, with a tandem driveway providing off-road parking for two vehicles. Gated side access leads to the rear garden.

The enclosed rear garden is well proportioned and mainly laid to lawn, complemented by a decked seating area positioned directly outside the property—ideal for outdoor dining and entertaining. The garden also benefits from a detached summerhouse



### 3 CUSWORTH GROVE





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### ADDITIONAL INFORMATION

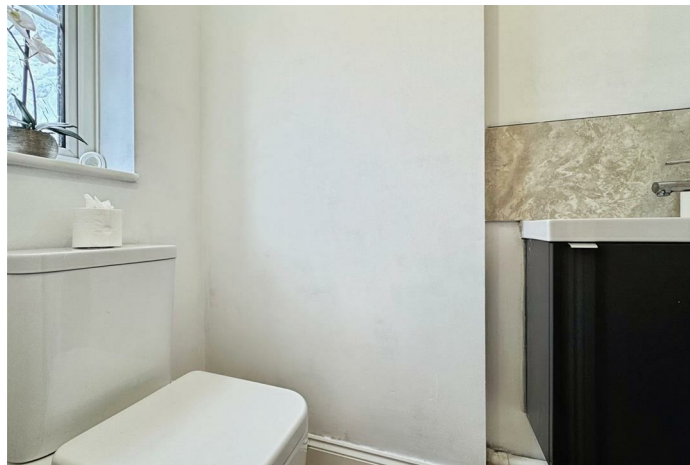
**Local Authority** –

**Council Tax** – Band C

**Viewings** – By Appointment Only

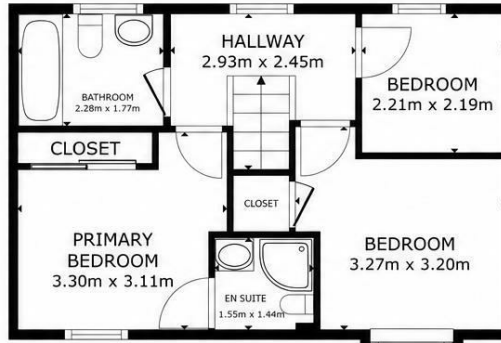
**Floor Area** – sq ft

**Tenure** – Freehold





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 50.7 m<sup>2</sup> FLOOR 2 38.3 m<sup>2</sup>  
 EXCLUDED AREAS : PATIO 12.1 m<sup>2</sup> STORAGE 12.4 m<sup>2</sup>  
 TOTAL : 89.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Danielle Shepherd

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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