



119 Heatherfields Crescent, New Rossington – DN11 0TY

Doncaster

£295,000

# 119 Heatherfields Crescent

New Rossington, Doncaster

Immaculate four-bed detached home in New Rossington with extremely private west-facing garden, garage, driveway and great transport links. Move-in ready and ideal for families. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately Presented Throughout – a true turn-key home finished to an exceptional standard
- Prime Private Plot – one of the most enviable positions on the development
- West-Facing Rear Garden – enjoying sun-filled afternoons and evenings
- Stunning Kitchen Diner – modern design with integrated appliances, peninsula seating and French doors to the garden
- Four Generous Bedrooms – including a luxurious principal suite with en-suite
- Utility room and downstairs w/c
- Driveway & Garage – off-road parking for two cars plus powered garage
- Perfectly located close to local amenities and motorway links



ACR Estate Agents are delighted to present this exceptionally immaculate four-bedroom detached family home, occupying one of the most attractive and private plots on this sought-after development in New Rossington.

This beautiful home enjoys spacious and modern living accommodation along with a west-facing rear garden, perfect for enjoying afternoon sun and evening relaxation.

Ideally located close to a wide range of local amenities including a supermarket close by and offering excellent motorway links, this property is perfectly suited to modern family living and commuters alike.

Upon entering, you are welcomed by a spacious and inviting hallway leading to a bright front-facing lounge, enhanced by a large bay window that floods the room with natural light.

The true heart of the home is the stunning contemporary kitchen diner, thoughtfully designed featuring a sociable peninsula with seating and French patio doors opening onto the garden, making this space seamlessly blend indoor and outdoor living. The kitchen comes fully equipped with integrated appliances including an electric oven, gas hob, fridge/freezer, dishwasher and washing machine, making this a true move in ready home. A separate utility room and convenient downstairs WC complete the ground floor.

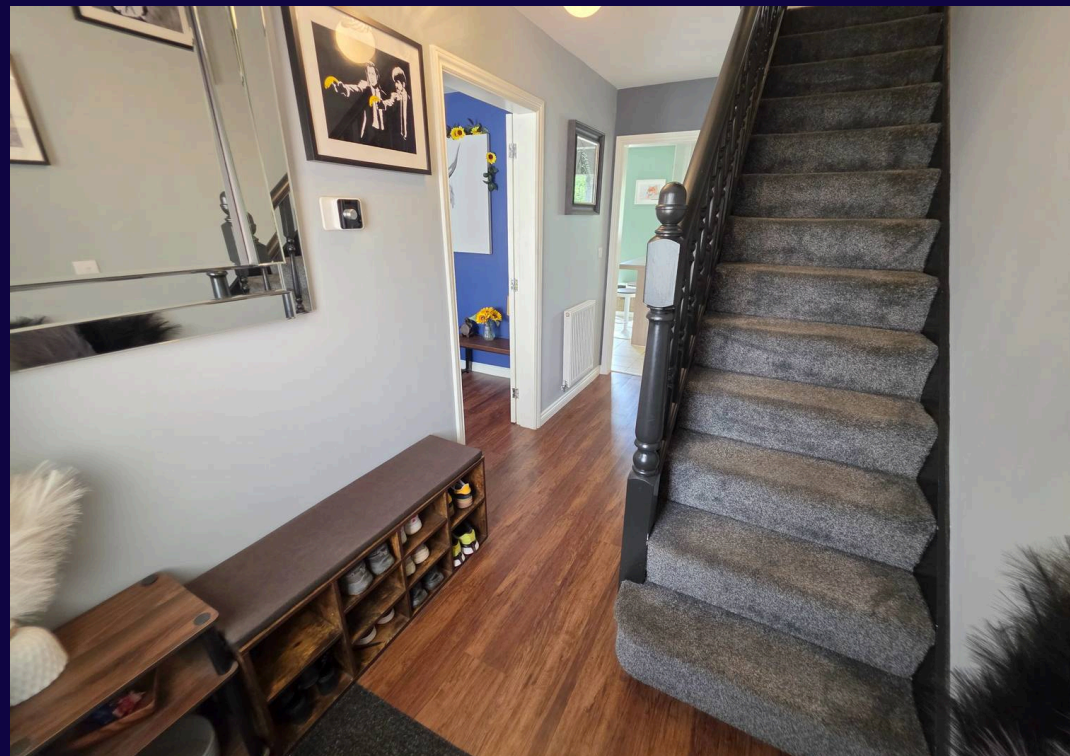
Upstairs, the landing offers a useful storage cupboard housing a regularly serviced combi boiler, along with access to a fully boarded loft with ladder and lighting, ideal for additional storage. There are four generously sized bedrooms, including a luxurious principal suite with a modern en-suite shower room, while the remaining bedrooms are served by a sleek and contemporary family bathroom with bath and overhead shower.

Externally, the property truly stands out. The private, west-facing rear garden is a standout feature, beautifully enclosed by mature trees, offering both seclusion and a peaceful setting that sets it apart from other homes nearby. To the front, a private driveway provides off-road parking for two vehicles, alongside a garage with electricity, adding further practicality.

This is a rare opportunity to acquire a meticulously maintained, affordable move-in ready home in a prime position—early viewing is highly recommended.



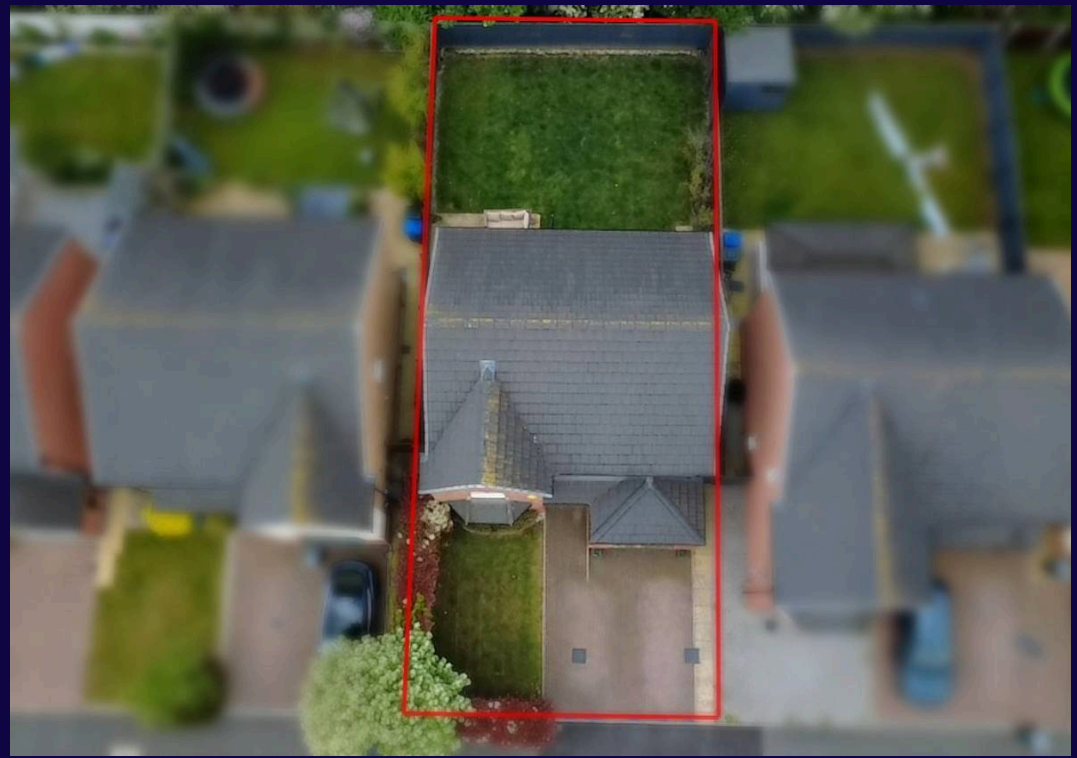
















- **Ground Floor 67 sqm**
- **First Floor 59 sqm**
- **Total 126 sqm**

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.