



**Trapper Grove, New Rossington Doncaster**



**welcome to**

## **Trapper Grove, New Rossington Doncaster**

This fabulous three bedroom semi-detached family home is located on this sought after development in Rossington with close links to a host of local amenities and excellent transport links. Benefiting from gardens and a driveway providing off road parking for two cars.



### Entrance Hall

With a front facing door, a central heating radiator, stairs which rise to the first floor landing and a useful storage cupboard.

### Lounge

13' 10" x 10' 6" ( 4.22m x 3.20m )

With a front facing window, a central heating radiator, a TV media wall and French doors to the side garden.

### Kitchen Diner

15' 3" x 9' 8" ( 4.65m x 2.95m )

With front and side facing double glazed windows. Fitted with a modern range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and extractor above, an eye level electric double oven and an integrated dishwasher and washing machine. There is a central heating radiator and space for a dining table and chairs.

### Downstairs W.C.

Fitted with a low flush WC, a wash hand basin and a central heating radiator.

### First Floor Landing

With a useful storage cupboard and access to the loft.

### Bedroom One

10' 6" x 9' 1" ( 3.20m x 2.77m )

With a rear facing double glazed window, a central heating radiator, fitted wardrobes and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a shower cubicle with shower. There is a side facing obscure double glazed window, a heated towel rail and partial tiling to the walls.

### Bedroom Two

9' 11" x 8' 5" ( 3.02m x 2.57m )

With a front facing window, a central heating radiator and fitted wardrobes.

### Bedroom Three

9' 10" x 6' 4" ( 3.00m x 1.93m )

With a front facing window and a central heating radiator.

### Bathroom

Fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a bath with shower over and screen. There is a front facing obscure double glazed window, partial tiling to the walls and a heated towel rail.

### Outside

To the front of the property there is a lawned garden which wraps around to the side with shrubs and plants to the side. To the side of the property there is a lawned garden with decked patio, pebbles feature borders and a garden room/pod. There is a driveway to the side providing off road parking for two cars.

### Garden Room / Pod

With an electric heater.



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## Trapper Grove, New Rossington Doncaster

- ATTRACTIVE LOUNGE WITH MEDIA WALL
- MODERN KITCHEN DINER
- MASTER BEDROOM WITH EN-SUITE
- OFF ROAD PARKING
- FRONT AND SIDE GARDENS

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

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125449 - 0004

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