

Shooters Hill Drive, Rossington Doncaster

william h brown

welcome to

Shooters Hill Drive,Rossington Doncaster

A beautifully presented four bedroom detached family home situated in a highly sought After development. Highlights include a stunning open plan kitchen living diner with granite worktops, a bay fronted lounge with media wall, a rear conservatory and a principal bedroom with en-suite.













Entrance Hall
A welcoming and airy entrance hall accessed via a panelled front door, featuring stairs rising to the first-floor landing, a central heating radiator, decorative coving and a useful under stairs cloakroom and coat storage.

Cloakroom
Fitted with a low-level WC, wash hand basin with tiled splashbacks and a central heating radiator.

Lounge
An impressively proportioned, light filled main reception room boasting a front facing double glazed bay window. Combining a spacious feel with a cosy, welcoming atmosphere and a central heating radiator.

Kitchen / Living Diner
The spectacular, open-plan heart of the home, beautifully designed for cooking, dining, and socialising. Fitted with an extensive range of high-gloss wall and base units topped with sparkling granite worktops, a matching central island, stainless steel sink with drainer, integrated dishwasher, double oven with electric hob, and space for an American-style fridge freezer. Sleek recessed ceiling spotlights illuminate the space, complemented by decorative splashback tiling and two rear facing double glazed windows. The room seamlessly opens into a designated living and dining area featuring a TV media feature wall, central heating radiators, and double doors opening directly into the light-filled conservatory, along with convenient access to the separate utility room.

Utility Room
A useful, dedicated utility space fitted with high gloss wall and base units topped with matching granite worktops. The room features an additional sink with drainer, plumbing for a washing machine, space for a tumble dryer, a central heating radiator and a side access door providing convenient entry out towards the bar area of the double garage.

Conservatory
A substantially proportioned garden room providing versatile additional living space, wrapped in double glazed windows offering panoramic views across the rear garden, with laminate flooring, vaulted ceiling and double glazed doors opening out onto the lawn and decked garden.

Landing
A spacious central landing featuring, loft access hatch, central heating radiator, and doors leading to all first-floor bedrooms and family bathroom.

Bedroom One
A generous principal bedroom suite benefiting from extensive built-in wardrobes, a front facing double glazed window, a central heating radiator and direct access to its own private en-suite.

En-Suite
Fitted with a stylish modern suite comprising a walk-in shower enclosure with overhead shower, vanity wash hand basin, low-level WC, heated towel radiator, extractor fan, and a side facing double glazed window.

Bedroom Two
A spacious double bedroom featuring a front facing double glazed window, fitted built-in wardrobes, and a central heating radiator

Bedroom Three
A well proportioned third double bedroom featuring a rear facing double glazed window overlooking the garden and a central heating radiator.

Bedroom Four
A versatile fourth bedroom featuring a rear facing double glazed window and central heating radiator, ideal as a child's room, dressing room, or home office.

Bathroom
Fitted with a contemporary family suite comprising a panelled bath with shower over, wash hand basin, low-level WC, tiled splashbacks, central heating radiator, and a rear facing double glazed window.

Outside
The front of the home features an extensive block-paved driveway providing generous off-road parking for multiple vehicles leading to the integral double garage. To the rear, there is a fully enclosed, private garden featuring a neat lawned area and a raised timber decked patio perfect for alfresco dining and outdoor entertaining.

Double Garage / Bar Area
An exceptional outbuilding featuring twin up-and-over doors to the front. The interior has been cleverly designed with a partition creating a dedicated custom bar area (12'06" x 8'07") equipped with power and lighting, making it an ideal space for entertaining family and friends.

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.

welcome to

Shooters Hill Drive, Rossington Doncaster

- STYLISH FOUR-BEDROOM DETACHED FAMILY RESIDENCE
- EXPANSIVE OPEN-PLAN KITCHEN LIVING DINER WITH GRANITE WORKTOPS
- ELEGANT BAY-FRONTED LOUNGE WITH TV MEDIA FEATURE WALL
- SUBSTANTIAL REAR CONSERVATORY WITH GARDEN VIEWS
- PRINCIPAL BEDROOM SUITE WITH BUILT-IN WARDROBES & EN-SUITE

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

£385,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127418

The Property Ombudsman

Property Ref:
DCR127418 - 0002

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.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

williamhbrown.co.uk