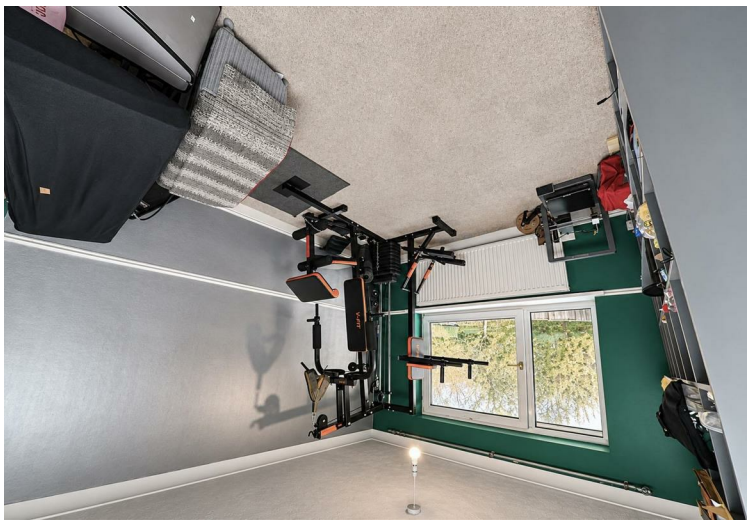
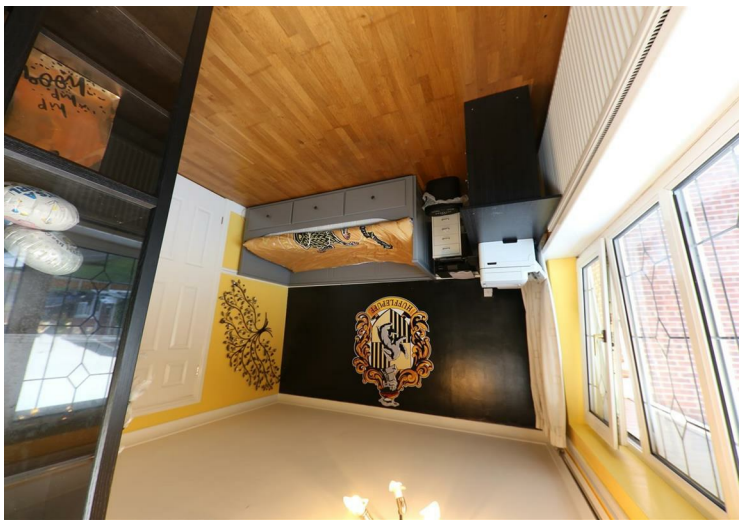
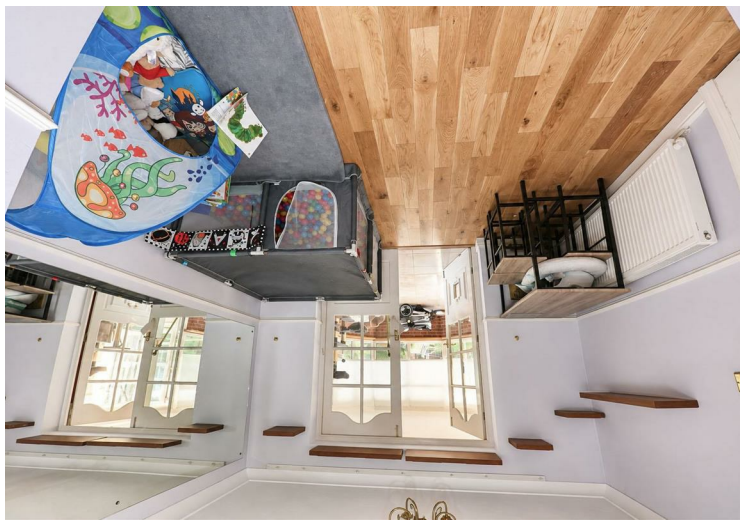







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Eland Close, Rossington, Doncaster, DN11 0YA

Offers Around £295,000

ATTRACTIVE 4 BEDROOM DETACHED HOUSE / LARGE REAR GARDEN WITH A LOVELY OUTLOOK / LONG DRIVEWAY AND GARAGE / OPEN PLAN LIVING AREA / PVC GARDEN ROOM / 4 GOOD SIZED BEDROOMS / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

Located on this popular roadway within Rossington, a good sized four bedroom detached house with equally good sized gardens. The rear enjoys a lovely outlook, there is ample car parking and an integral garage. The property benefits from gas radiator central heating, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, ground floor WC off, spacious open plan lounge and dining area plus an additional PVC garden room and a fitted kitchen. First floor landing, four good sized bedrooms and a shower room. Outside are attractive gardens with ample parking and a private rear aspect, well placed with access to local amenities within Rossington including schools, shops etc. plus easy access to the motorway network. Priced to sell, therefore early viewing recommended.

ACCOMMODATION
A PVC double glazed entrance door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL
This is finished with real wood flooring, a central heating radiator, a staircase leading to the first floor accommodation, two central ceiling lights and coving to the ceiling.

LOUNGE
14'7" x 11'2" (4.461 x 3.429)
A good sized open plan living space. This has a broad PVC double glazed bay window to the front, double panel central heating radiator, real wood flooring, coving to the ceiling and a central ceiling light. A broad opening continues through into a dining area.

DINING AREA
10'7" x 8'5" (3.23m x 2.57m)
There is a double panel central heating radiator, coving, central ceiling light and a continuation of the real wood flooring.

GARDEN ROOM
12'5" x 10'3" (3.796 x 3.146)
Again, this is a good size, finished with a tiled floor covering, PVC double glazed with a modern lightweight ceiling, ceiling lights and power laid on.

KITCHEN
11'7" x 8'8" (3.553 x 2.645)
Fitted with a range of base wall units with a roll edge work surface over. There is a single drainer stainless steel sink unit with contemporary style mixer tap, a four ring induction hob with an extractor above, an integrated double oven and an eye level microwave. Plumbing for an automatic washing machine, space and plumbing for dishwasher, central heating radiator, tiled floor covering and a PVC double glazed exterior door. There is a PVC double glazed window with an outlook over the property's rear garden, inset spotlighting to the ceiling with a deep recessed cupboard area which now provides space for a tall fridge or freezer.

GROUND FLOOR WC
Fitted with a modern two-piece white suite comprising of a low flush WC, floating wash and basin, ceramic tiles to the walls, a PVC double glazed window, tiled flooring and a ceiling light.

FIRST FLOOR LANDING
There is an access point into the loft space, a cupboard over the stair bulkhead and doors to the bedrooms and bathroom.

BEDROOM 1
12'5" x 11'7" (3.789 x 3.532)
A good sized double bedroom. It has a PVC double glazed window to the front, a central heating radiator, range of fitted wardrobes spanning the length of one wall and a ceiling light.

BEDROOM 2
10'0" max x 14'6" max (3.07m max x 4.422 max)
A good sized second double bedroom. It has a PVC double glazed window to the front, central heating radiator, built-in double wardrobes, real wood flooring, coving and a central ceiling light.

BEDROOM 3
11'7" x 10'7" (3.542 x 3.245)
This has a PVC double glazed window with an attractive outlook over the property's rear garden, a central heating radiator, coving and a central ceiling light.

BEDROOM 4
10'9" max x 8'7" max (3.28m max x 2.62m max)
A comfortable fourth bedroom, it has a PVC double glazed to the rear, central heating radiator, coving, central ceiling light and a built-in cupboard.

SHOWER ROOM
This fitted with a modern white suite that comprises of a large shower enclosure with a rainfall style shower head, tiling to the walls, floating wash hand basin and a low flush WC. There is a PVC double glazed window, contemporary style towel/radiator and inset spotlighting to a waterproof ceiling.

OUTSIDE
To the front, there is a block paved driveway which provides car standing and leads to an integral garage, a side lawn, timber fencing and hedging to the perimeters.

REAR GARDEN
To the rear, there is a good sized garden. It is mainly lawned with a paved patio and sitting area, a further decked area to the rear with summer house. It all enjoys a beautiful outlook over playing fields and parkland beyond, giving it a very private feel.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

SOLAR PANELS - The property is fitted with solar panels, on a leased basis.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler

TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

