

Station Road, Doncaster



Offers Around £190,000



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Situated on Station Road in Rossington, Doncaster, this appealing property offers a great combination of comfort, space and convenience. The location is particularly well placed for access to a range of local amenities, shops, schools and everyday facilities, while excellent transport links make travelling to Doncaster and surrounding areas convenient for commuters. Set within a friendly and established community, the property provides an excellent opportunity for families, first-time buyers or those looking for a comfortable home in a well-connected location. With its convenient position and welcoming accommodation, this property is certainly one to consider.



- Modern Family Home
- Large Lounge
- Fully Fitted modern Kitchen
- Dining Area
- Conservatory
- Three Bedrooms
- Family Bathroom
- Large front and rear gardens
- Ideal Family Location
- Council Tax Band B

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Front Elevation

With great kerb appeal and a drive suitable for several cars.

Entrance Hall

Then entrance hall has stairs leading up to the first floor and a central heating radiator.

Living Room

The large living room features a chimney breast with attractive wooden over mantel. Large windows overlooking the front of the property. With plenty of space for all of your furniture and complimentary decor.

Kitchen

The country kitchen is finished in a beautiful duck egg blue and has a large range of floor to ceiling units including pantry. Subway style white tiling and modern worktops. With a single sink and brushed chrome single mixer tap. The kitchen is the focal point with an island for sitting at for your morning coffee or entertaining guest whilst you cook.

Dining Area

The kitchen also has a dining area with room for intimate dining. Fitted with a modern wall mounted black old style radiator.

Conservatory

The large conservatory is currently being used as a bedroom but, has ample space and light for a further entertaining area leading out on to the garden.

Bedroom One

Bedroom one has fitted wardrobes and the large windows let in ample sunlight.

Bedroom Two

The second bedroom is a great size with neutral decor and a single radiator.

Bedroom Three

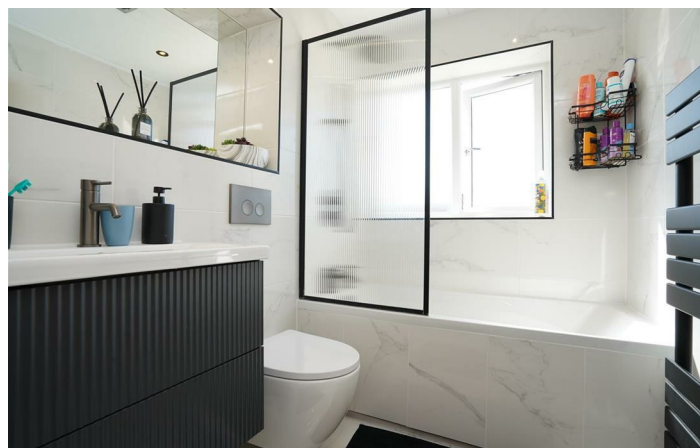
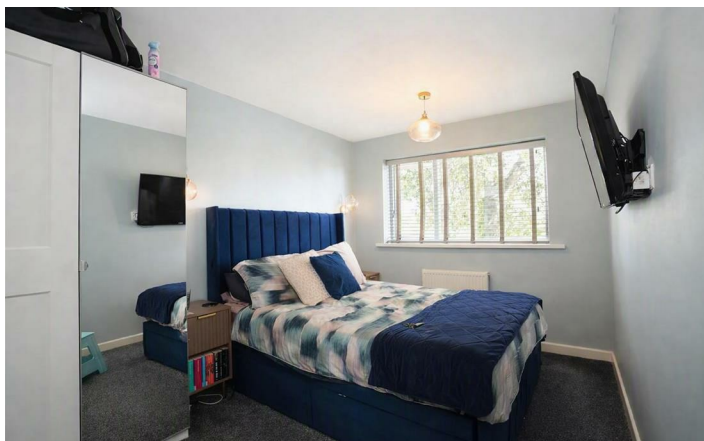
The third single bedroom has neutral decor and a window overlooking the rear of the property.

Family Bathroom

The modern family bathroom has a fitted bath with an electric over shower with large shower head. Low WC and modern fitted ceramic sink with storage shelf over. The perfect place to unwind after a long day.

Rear Garden

The large rear garden is set over several entertaining areas, including the patio area with room for bbq and outdoor eating. The large lawned area play area with bark. Completely self contained making this the ideal family garden.



Floor Plan



Energy Efficiency Rating

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

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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