



£310,000

1 Davy Road, New Rossington, Doncaster, DN11 0LQ

Detached House | 4 Bedrooms | 3 Bathrooms

01226 654891 |



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Step Inside

Key Features

- DOUBLE DETACHED GARAGE
- FOUR BEDROOMS
- NEW BUILD
- EN-SUITE
- OPEN PLAN KITCHEN DINER

Property Description

NEWLY LISTED ***FOUR BEDROOM DETACHED, WITH DOUBLE DETACHED GARAGE*** ***16K WORTH OF UPGRADES INSIDE*** SITUATED IN THE SOUGHT AFTER LOCATION OF NEW ROSSINGTON. THIS PROPERTY WON'T BE ON THE MARKET FOR LONG SO BOOK YOUR VIEWING NOW!!

Main Particulars

THIS STUNNING FOUR BEDROOM END DETACHED PROPERTY WITH DETACHED DOUBLE GARAGE SITS AT THE FRONT OF THE NEW DEVELOPMENT. WITH TRANSPORT LINKS TO THE M18, A1 AND M1 AND ONLY A 15 MINUTE DRIVE TO DONCASTER AIRPORT, CLOSE TO LOCAL AMENITIES, SCHOOL CATCHMENT AREA AND NATURE PRESERVES CLOSE BY.

COMPRISING OF THREE KINGSIZE BEDROOMS AND ONE SINGLE, DOUBLE MASTER WITH ENSUITE, PRIVATE REAR GARDEN AND FRONT DRIVE.

KITCHEN/DINER.

Large open plan kitchen/ diner having fully integrated appliances throughout. Consisting of dishwasher, fridge/freezer, gas hob, extractor fan, fan assisted oven, integral grill, pull out larder, corner cupboard carousel, wood effect tiled flooring quartz work tops and high gloss finished wall mounted cupboards.

REAR GARDEN

Large patio area with built in patio lighting, electric points outside and water tap. Large corner plot private enclosed garden.

LIVING AREA

Large elongated living space with bay window to the front of the property, wooden slat window blinds, Carpeted flooring and thick underlay, Double doors to dining area, chrome switched throughout the property.

STUDY

Situated on the ground floor, Large study area, having bt and virgin media points for fibre broadband.

DOWNSTAIRS WC/ UTILITY

Doubled up as a utility area, with washing machine, sink and drainage area, grey high gloss wall mounted cupboards, quartz work tops, low flush wc and tiled flooring.

MASTER WITH EN-SUITE

Large master with space for super king, having carpeted flooring views, fitted wardrobes and views to the front of the property, Walk through to a walk in shower, wash basin and low flush wc.

BEDROOM TWO

Large Bedroom with space for super king, carpeted flooring neutral decor and views to the rear.

BEDROOM THREE

Large bedroom with space for kingsize bed and double wardrobes, carpeted flooring neutral decor and views to the front.

BEDROOM FOUR

Space for double bed and single wardrobe, carpeted flooring, neutral decor and views to the rear.

FAMILY BATHROOM

Having tiled flooring and half way tiles to the walls, bath, hand held shower with mixer tap, low flush wc and wash basin.

DOUBLE GARAGE

Painted floor, Fully boarded, electricity, and lighting and pull out roll doors.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , Brunswick Close, Barnsley, S71 1NQ

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average

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