



**Collier Close, New Rossington Doncaster**

**welcome to**

**Collier Close, New Rossington Doncaster**

This four bedroom detached family home is situated on this popular development close to excellent transport links and a host of local amenities. The property has spacious accommodation throughout, front and rear gardens, off road parking and a converted garage to create a home gym.



### **Entrance Hall**

With a front facing sealed unit door and a central heating radiator.

### **Lounge**

With a front facing double glazed window, a useful understairs storage cupboard and two central heating radiators.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven, plumbing for a dishwasher and space for a fridge-freezer. There is LVT flooring, splashback tiling, a central heating radiator, under unit lighting, a rear facing double glazed window and rear facing French doors with double glazed side panels which lead out to the rear garden.

### **Utility Room**

Fitted with wall and base units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer. There is a cupboard housing the gas central heating boiler, a central heating radiator and a rear facing double glazed window.

### **Downstairs Cloakroom**

Fitted with a low flush WC and a corner wash hand basin with splashback tiling. There is LVT flooring and a side facing obscure double glazed window.

### **First Floor Landing**

With a central heating radiator and access to the loft.

### **Bedroom One**

With a front facing double glazed window and a central heating radiator.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling, an extractor fan and a central heating radiator.

### **Bedroom Two**

With a front facing double glazed window and a central heating radiator.

### **Bedroom Three**

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Four**

With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap, shower over and screen. There is partial tiling to the walls, an extractor fan and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned garden with a block paved driveway providing off road parking which leads to the home gym. To the rear of the property there is a fabulous low maintenance enclosed artificial lawned garden with paved patio and raised planters.

### **Home Gym**

Previously the garage, now a versatile space currently used as a home gym with an up and over door, light and power. The rear of what was the garage has been converted to provide additional utility space which is accessed via the dining kitchen.



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## Collier Close, New Rossington Doncaster

- SPACIOUS LOUNGE
- MODERN DINING KITCHEN
- UTILITY ROOM AND GROUND FLOOR WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- IDEAL FOR GROWING FAMILIES

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126720 - 0002

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