



Graftdyke Close, £280,000

3Keys Property are delighted to offer for sale this spacious family home in the heart of Rossington, Doncaster. This well presented 4-bedroom detached home offers the perfect blend of modern living and family comfort. With a large lounge, dining room, fully fitted kitchen, wc and separate utility room, it's ideal for family life. The south-facing rear garden provides a private outdoor retreat, while the garage and ample storage options make everyday living easy. Located in a sought-after village with excellent amenities and transport links, this is a must-see property for growing families. Contact 3Keys Property to arrange a viewing today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- SEPARATE LOUNGE AND DINING ROOM
- SOUTH FACING REAR GARDEN NOT OVERLOOKED
- INTEGRAL GARAGE WITH PEDESTRIAN DOOR
- PERFECT LOCATION FOR ACCESS TO MOTORWAY NETWORK
- WELL PRESENTED THROUGHOUT
- UTILITY AND GROUND FLOOR WC
- PRINCIPAL BEDROOM WITH ENSUITE
- BLOCKPAVED DRIVEWAY FOR 2 CARS
- CLOSE TO SOUGHT AFTER SCHOOLS AND AMENITIES

PROPERTY DESCRIPTION

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As you enter the property, you are greeted by a welcoming hallway that leads to the main living areas and ground floor wc.

The ground floor features a large lounge with a beautiful bay window that floods the room with natural light, creating an inviting atmosphere. Double doors lead into a generously sized dining room, ideal for family meals or entertaining guests.

From here, patio doors provide access to the fully enclosed, private south-facing rear garden, offering an ideal space for outdoor living.

The kitchen is fully fitted with a range of wall and floor units, complete with an integrated oven, hob, and extractor hood. An under-stairs cupboard provides valuable storage space for essentials such as vacuum cleaners and cleaning supplies. A rear aspect window allows you to enjoy views over the garden while preparing meals.

Adjacent to the kitchen is a separate utility room, offering further storage and a sink unit, as well as plumbing for a washing machine and easy access to the rear garden.

The garage is another standout feature, offering power and lighting, and a pedestrian door for easy access. The up-and-over garage door allows for vehicular access, and there is additional loft space above the garage, providing extra storage options.

Upstairs, the spacious landing is bathed in natural light from a side-facing window and offers access to the loft. The principal bedroom is a comfortable space, featuring a part-tiled en-suite bathroom. The remaining three bedrooms are generously sized, ideal for children, guests, or home offices.

The family bathroom is well-appointed with a shower over the bath.

Throughout the property, you will find carpeting in all living areas, creating a warm and homely feel.

Externally, the property is equally impressive. To the front, there is a block-paved driveway with space for up to two cars, as well as a well-maintained lawn. There are access points to the rear garden from both sides of the property. The south-facing rear garden is a true highlight, offering complete privacy and being fully enclosed. A patio area provides the perfect spot for outdoor dining or relaxing, while the lawn and shrub borders enhance the overall appeal of this tranquil outdoor space. The property also benefits from a fully fitted and serviced security alarm, ensuring peace of mind for you and your family.

Rossington is a thriving village with excellent local amenities, highly regarded schools, and great transport links, including easy access to local motorway networks, making this an ideal location for families. To arrange a viewing of this perfect family home, please contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.32m x 5.09m (10' 11" x 16' 8")

DINING ROOM

2.62m x 3.45m (8' 7" x 11' 4")

KITCHEN

2.63m x 3.36m (8' 8" x 11' 0")

UTILITY ROOM

2.53m x 1.54m (8' 4" x 5' 1")

W/C

LANDING

BEDROOM 1

3.78m x 2.93m (12' 5" x 9' 7")

BEDROOM 2

3.29m x 2.25m (10' 10" x 7' 5")

BEDROOM 3

2.42m x 2.78m (7' 11" x 9' 1")

BEDROOM 4

2.09m x 2.24m (6' 10" x 7' 4")

BATHROOM

1.79m x 2.43m (5' 10" x 8' 0")

GARAGE

2.53m x 5.16m (8' 4" x 16' 11")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

Boiler -

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering



TOTAL FLOOR AREA: 1195 sq ft (111.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The ground, subsoil and topographic details have not been measured and no guarantee is to be taken therefrom. It is hereby acknowledged that the plan is for general information only.
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