

horton knights of doncaster

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Sherwood Road, Harworth, Doncaster, DN11 8HX  
£178,500



**PERFECT FAMILY HOME/ 3 DOUBLE BEDROOMS/ 2 BATH CONTEMPORARY STYLED HOUSE/ 3 FLOORS OF LIVING SPACE/ GORGEOUS NEWLY FITTED KITCHEN WITH APPLIANCES/ NOT DIRECTLY OVERLOOKED/ MUST BE VIEWED TO BE APPRECIATED!**

Viewing is highly recommended to appreciate the style, size and space offered by this large 3 storey, 3 bedroom house built by Ben Bailey to the popular 'Devon' layout. It has a gas radiator central heating system via a modern condenser type boiler installed 2019, pvc double glazing and briefly comprises: Entrance hall with a cloaks/ wc off, spacious open plan living room, newly fitted kitchen with a host of integrated appliances, landing, 2 good sized bedrooms and a bathroom whilst on the whole of the top floor is the principal bedroom suite with fitted wardrobes, a dressing area a modern shower room. Outside are attractive gardens, a long drive way with a brick carport, and a lovely enclosed more private rear garden. Well placed within this popular development with access to local amenities, shops, schools and access to the A1 and motorway networks. PRICED TO SELL.

**ACCOMMODATION**

A canopy gives shelter to a double glazed entrance door which leads into the property's entrance hall.

**ENTRANCE HALL**

This is finished with a modern laminate floor covering, a central heating radiator, a smoke alarm, inset spotlighting to the ceiling and a door to ground floor w/c.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a low flush w/c and pedestal wash hand basin. There is a pvc double glazed window, vinyl flooring, a central heating radiator and a central ceiling light.

**OPEN PLAN LIVING ROOM**

17'2" max into bay x 13'0" (5.23m max into bay x 3.96m) A contemporary styled room, having a broad pvc double glazed bay incorporating pvc double glazed French doors which open onto the patio and rear garden. They're is coving to the ceiling, a central heating radiator and a ceiling light.

**CONTEMPORARY STYLED KITCHEN**

12'0" x 6'0" (3.66m x 1.83m) Very recently remodelled with a range of modern high gloss soft Close handle-less doors and drawers finished in a 'Cashmere' colour complimented with a contrasting oak block work surface. There is a single bowl sink with contemporary style mixer tap, four ring ceramic induction hob with contemporary style extractor hood above, integrated oven, an integrated eye level microwave , integrated fridge/freezer, and an integrated dishwasher. There is a recess and plumbing for a washing machine. Feature lighting including LED lighting, a pvc double glazed window, inset spotlighting to the ceiling, modern tiled floor covering and a central heating radiator.

**FIRST FLOOR LANDING**

There is a central heating radiator, a central ceiling light, a smoke alarm and a built in cupboard, plus the staircase continues to the upper floor.

**BEDROOM 2**

13'0" x 11'1" max (3.96m x 3.38m max ) Is a good sized room, it has two pvc double glazed windows with a pleasant more open outlook to the rear, a central heating radiator and a ceiling light.

**BEDROOM 3**

13'0" x 7'6" max (3.96m x 2.29m max ) Again a good size it has two pvc double glazed windows to the front, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a modern white suite that comprises of a panelled bath with shower over including tiling, a pedestal wash hand basin and a low flush w/c. There is a towel rail/ radiator, a pvc double glazed window and vinyl flooring.

**TOP FLOOR LANDING**

A small landing with a radiator, a smoke alarm and a ceiling light and a door which opens into the main bedroom

**PRINCIPAL BEDROOM SUITE**

21'2" max x 9'6" max (6.45m max x 2.90m max ) The principal bedroom is a particularly good size, it extends across the whole of the top floor. There is a pvc double glazed window to the front, further double glazed velux window to the rear, fitted wardrobes concealing hanging rail and storage, two central heating radiators, a central ceiling light and a door to en-suite shower room.

**EN SUITE SHOWER ROOM**

This is fitted with a modern white suite that comprises of a shower enclosure, pedestal wash basin and a low flush w/c. There is a double glazed velux window, a central heating radiator, an extractor fan, inset spotlighting, fused shaver point and a deep built in storage cupboard to the eaves.

**OUTSIDE**

To the front of the property there is a lawned garden with ornamental shrubs and borders and an ornamental tree. A tarmac drive provides car standing and in turn leads to an attached brick car port with pitched tiled roof with gated access into the property's rear garden.

**REAR GARDEN**

To the rear of the property there is an enclosed garden, there is timber fencing to the perimeters, predominately lawned with flower beds and borders, a paved patio and sitting area extends across the rear elevation. It should be noted that the rear of the property enjoys a more pleasant open aspect beyond. There is also a timber storage shed.

**AGENTS NOTES:**

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system via a condenser boiler installed in 2019.

SECURITY - The property has CCTV and a burglar alarm fitted.

COUNCIL TAX - This property is Band B.

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

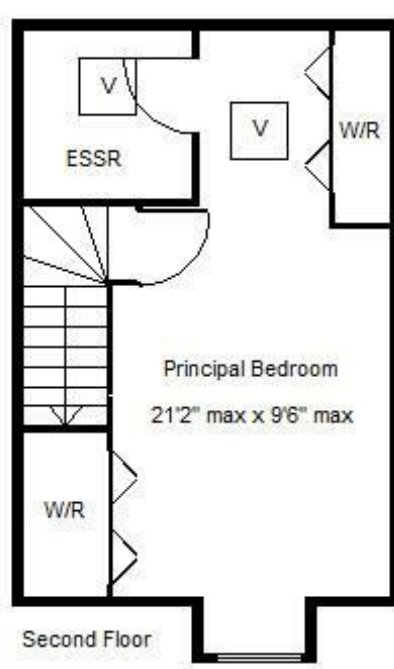
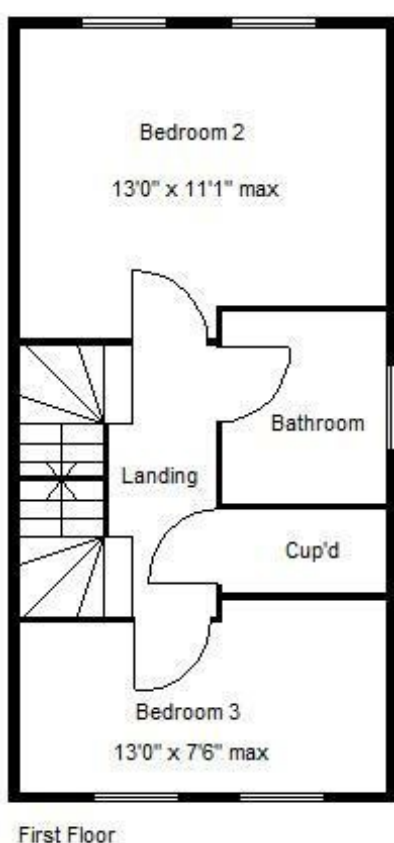
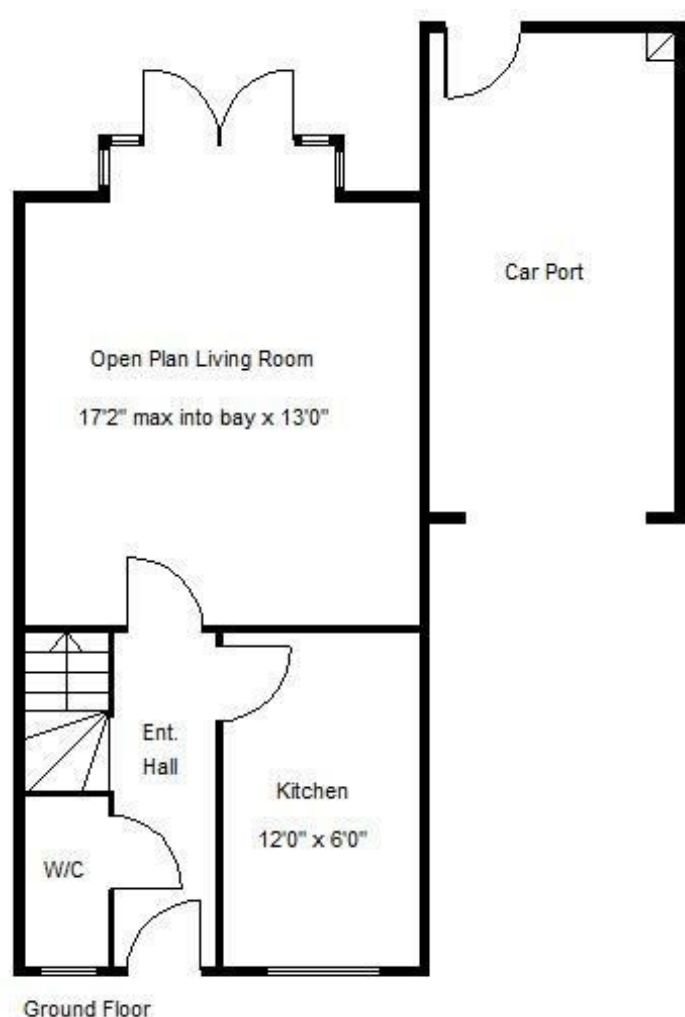
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	