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Silica Court, Kirk Sandall, Doncaster, DN3 1EG
Offers In The Region Of £215,000

AN ATTRACTIVE 3 BEDROOM DETACHED HOUSE/ OPEN PLAN CONTEMPORARY STYLE KITCHEN/ INTEGRATED APPLIANCES/ FEATURE BI FOLD DOORS ONTO THE GARDEN/ 2 CAR PARKING SPACES.

Located on an attractive modern development, a contemporary styled 3 bedroom detached house with 2 parking spaces. The property has a gas radiator central heating via a combination boiler, PVC double glazing including bi-fold doors and briefly comprises: Entrance hall with W/C off, modern lounge with bi fold doors onto the rear garden, open plan dining kitchen with integrated appliances, a further utility cupboard, first floor landing, 3 good sized bedrooms, the main bedroom has an en suite shower room off plus a modern fully tiled house bathroom. Outside, there are front, side and rear gardens, an enclosed lawned rear garden, paved patio and two parking spaces. Well placed with access to local amenities within Kirk Sandall including a good variety of schools, shops, etc and the local train station, plus access to the M18/M180 and motorway networks. VIEWING RECOMMENDED.

ACCOMMODATION

A composite double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a modern laminate floor covering, inset spotlighting to the ceiling, a central heating radiator, a staircase leading to the first floor accommodation and a door leading to a utility cupboard.

UTILITY CUPBOARD

This has plumbing for an automatic washing machine, an extractor fan and there is light laid on.

GROUND FLOOR W/C

5'4" x 3'6" (1.63m x 1.07m)

Fitted with a modern 2 piece white suite that comprises of a low flush W/C, a wash hand basin set into a vanity cabinet, modern tiles, a continuation of the laminate flooring, a contemporary style towel rail/ radiator, inset spotlighting and an extractor fan.

LOUNGE

15'7" x 11'3" (4.75m x 3.43m)

The lounge is a good sized room as evidenced by the measurements, there are feature bifold doors, which lead out onto the patio and rear garden, a further PVC double glazed window to the side, there is a central heating radiator, coving and a central ceiling light.

OPEN PLAN DINING KITCHEN

15'7" max x 10'2" max (4.75m max x 3.10m max)

An attractive modern layout which has a range of fitted cabinets finished with a white high gloss cabinet door and a contrasting work surface. Integrated appliances include a four ring ceramic hob with a glass splashback, an extractor hood above, an integrated double oven, an integrated fridge freezer and an integrated dishwasher. There is a one and a half bowl stainless steel sink unit with

a mixer tap, 2 PVC double glazed windows to the front and side elevations, a central heating radiator, inset spotlighting to the ceiling, a pendant light and a continuation of the laminate flooring.

FIRST FLOOR LANDING

There is a high PVC double glazed window, a central heating radiator, an access point into the loft space and a ceiling light. At the top of the stairs there is a built in cupboard with shelving and storage.

PRINCIPAL BEDROOM

11'8" x 10'1" (3.56m x 3.07m)

An attractive bedroom, it as a PVC double glazed window, a central heating radiator, a ceiling light and fitted wardrobes, concealing hanging rails and storage. A door from here leads into the en-suite shower room.

EN SUITE SHOWER ROOM

8'0" x 3'2" (2.44m x 0.97m)

Fitted with a modern 3 piece white suite which comprises of a shower enclosure, with modern two-tone tiling, a wash basin set on to a vanity unit and a low flush W/C. There is a PVC double glazed window, a contemporary style towel rail/ radiator, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2

12'2" x 8'1" (3.71m x 2.46m)

A good sized second room, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

13'4" x 6'6" (4.06m x 1.98m)

Again, a comfortable third bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, and a central ceiling light.

HOUSE BATHROOM

7'0" x 6'6" (2.13m x 1.98m)

This is fitted with a modern 3 piece white suite that comprises of a panel bath with a thermostatic shower over, a wash basin and a low flush W/C. There is modern tiling to the four walls, coordinating floor tiles, a contemporary style towel rail/ radiator, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

Outside, the property stands on a an attractive corner plot, with gardens to the front, side and rear.

REAR GARDEN

The rear garden is nicely enclosed, it has brick walling and fencing to the perimeter, there is a timber storage shed, and behind the garden wall lies two separate car parking spaces with pull out bollards.

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 installed via a combination type boiler.

COUNCIL TAX - This property is Band C.

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.

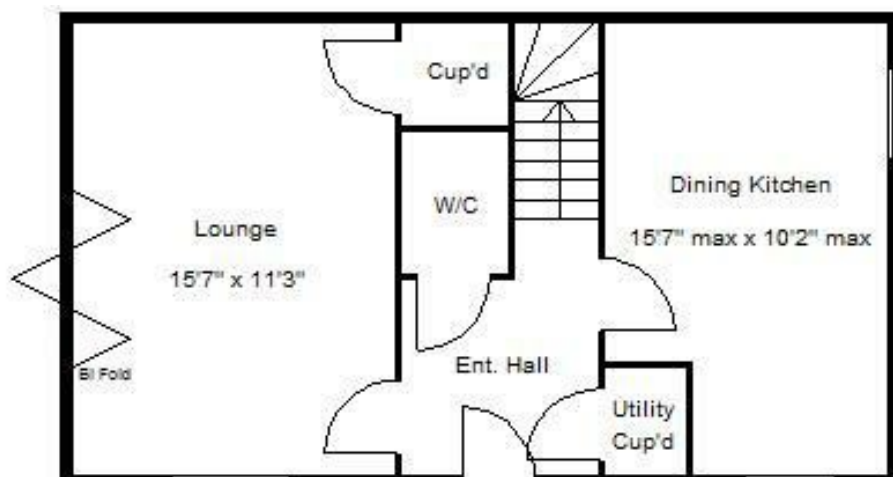
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday

9:00 - 3:00 Sunday www.hortonknights.co.uk

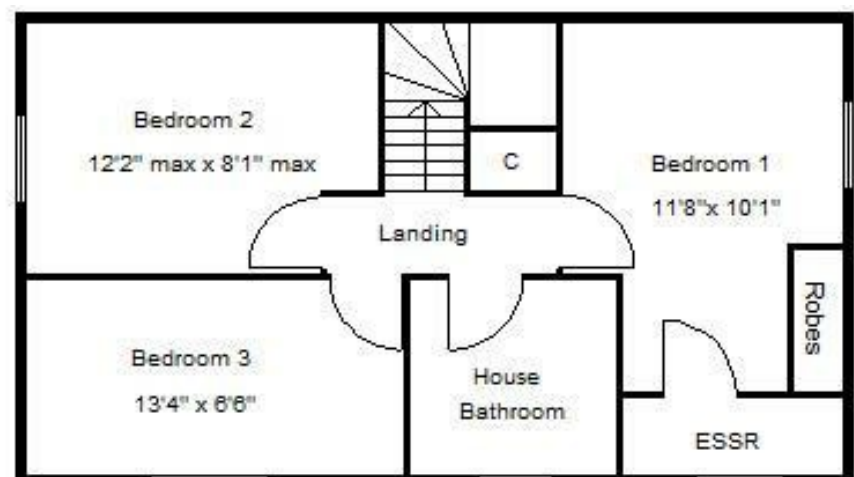
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor