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Cromwell Drive, Sprotbrough, Doncaster, DN5 8DF  
Guide Price £200,000 - £220,000



**HUGE GROUND FLOOR EXTENSION / BI-FOLDS AND A ROOF LANTERN / GORGEOUS FITTED PENINSULA KITCHEN / 3 BEDROOMS / SOUTH - EASTERLY FACING REAR GARDEN / VIEWING ESSENTIAL //**

A large ground floor extension including a roof lantern and bi-folds transforms this 3 bedroom semi detached house. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, open plan 'L' shaped lounge/ dining room and peninsula style kitchen, office/ playroom, utility room, and a ground floor wc. First floor landing, three good sized bedrooms and a house bathroom. Outside there are attractive gardens, off road parking to the front, enclosed rear garden with a southerly aspect. Well placed with access to local amenities including sought-after schools, shops and amenities. Viewing Recommended.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, modern laminate flooring, a PVC double glazed window, a central ceiling light and a central heating radiator. A door from here continues into a now open plan 'L' shaped living dining kitchen.

**ACCOMMODATION**

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

**OPEN PLAN LIVING DINING KITCHEN**

**22'9" x 13'0" (6.93m x 3.96m)**

This is probably better demonstrated by the floorplan and photographs, within the living area there is modern laminate flooring, coving, a central ceiling light and a central heating radiator. This opens into the dining and kitchen areas.

The kitchen is beautifully finished with a range of modern high and low level units finished with a contrasting mid grey and cream coloured cabinet door, a quartz work surface, a single drainer under mounted sink with a mixer tap, an integrated double oven, a ceramic hob, an extractor hood, an integrated dishwasher and an integrated fridge freezer. The work surface extends to provide a breakfast bar, there is a modern laminate floor covering, a double panel central heating radiator, a feature central glass roof lantern and bi-fold doors which give access onto the patio and rear garden. Again it is all finished with modern laminate flooring, a central heating radiator and inset spotlighting to the ceiling.

**UTILITY ROOM**

**9'0" x 6'10" (2.74m x 2.08m)**

Fitted with a range of base and wall units with a range of base and wall units with a single drainer 1 1/2 bowl composite sink unit, a PVC double glazed window, plumbing for an automatic washing machine, tumble dryer

etc plus room for an under counter fridge or freezer. There is a tiled floor covering, coving, a central ceiling light and a door to the ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern 2 piece suite comprising of a low flush W/C, a wash hand basin, tiled flooring, a wall mounted gas fired boiler which supplies domestic hot water and central heating systems, coving and a central ceiling light.

**STUDY/ SNUG ROOM**

**11'8" x 6'9" (3.56m x 2.06m)**

There is a pvc double glazed window to the front, central heating radiator, laminate flooring and a central ceiling light. There is a built-in under stairs storage cupboard.

**FIRST FLOOR LANDING**

A good sized landing, there is a PVC double glazed window to the front, an access point into the loft space which is 3/4 boarded, a central ceiling light, an inbuilt storage cupboard which houses the hot water cylinder with linen and storage above.

**BEDROOM 1**

**13'3" x 10'3" (4.04m x 3.12m)**

A rear facing double bedroom, it has a PVC double glazed window with an outlook to the rear, there is a double panel central heating radiator, open wardrobe areas and a central ceiling light.

**BEDROOM 2**

**11'3" x 9'8" (3.43m x 2.95m)**

A good sized second double room, it has 2 PVC double glazed windows to the side and rear elevations, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**9'6" x 8'8" max (2.90m x 2.64m max)**

With a PVC double glazed window to the side, a central heating radiator, a central ceiling light and a wardrobe built over the stair bulk head.

**BATHROOM**

**9'3" x 5'10" (2.82m x 1.78m)**

Fitted with a 3 piece suite that comprises of a shower style bath with an independent electric shower over, a pedestal wash hand basin and a low flush W/C. There are 2 PVC double glazed windows to the front, modern vinyl flooring and a chrome towel rail/ radiator.

**OUTSIDE**

To the front of the property, there is an enclosed garden, this is mainly lawned with brick walling and a metal gate and a dropped curb provides access to the off road parking.

**REAR GARDEN**

This is a beautiful enclosed garden area plus it enjoys a south facing aspect. There is concrete post and timber fencing to the perimeters, it is mainly lawned with a corner seating area with a more open outlook to the rear (which overlooks a secondary trunk line which will typically carry 2-3 freight trains on an average day.)

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating, age of boiler unknown.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

MOBILE COVERAGE - Coverage is available with EE,

Three, 02 and Vodafone.

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

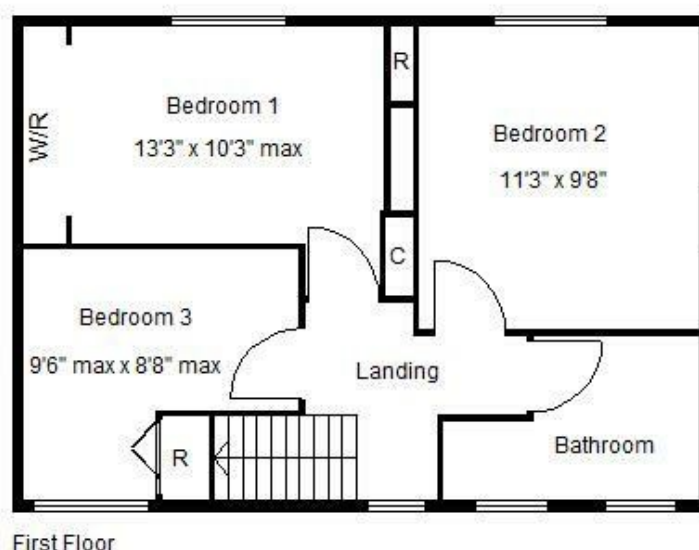
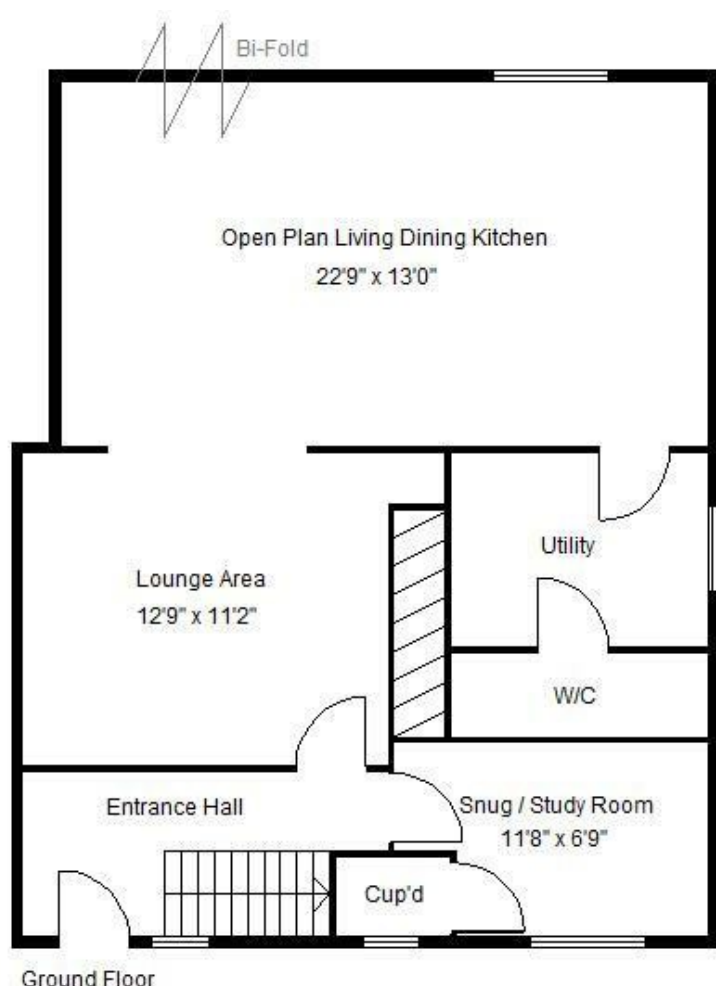
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC