

horton knights of doncaster

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Crompton Avenue, Sprotbrough, Doncaster, DN5 8EF  
Offers Around £180,000



**IMMACULATE EXTENDED 2 BEDROOM SEMI / LARGE OPEN PLAN KITCHEN WITH A 'DINING ISLAND' / MODERN GREY UNITS & QUARTZ WORK SURFACE / INTEGRATED APPLIANCES/ STUNNING PERIOD STYLED BATHROOM WITH ROLL TOPPED BATH & SHOWER / ADDITIONAL GARDEN OFFICE, CHILL OUT ROOM / BEAUTIFUL GARDEN / VIEWING ESSENTIAL //**

Located on this sought after roadway, an immaculate extended 2 bedroom semi with a gorgeous open plan island kitchen, stunning bathroom all ready to move into. The accommodation benefits from gas central heating ( new combi boiler 2021, PVC double glazing and comprises; Entrance hall with stairs off, beautiful front facing lounge with a feature bay, extended open plan luxury dining kitchen with a central 'dining island' and integrated appliances, first floor landing, two good sized bedrooms and a sumptuous period inspired modern bathroom including a roll topped bath and shower. Outside there is off street parking to the front, a really nicely proportioned rear garden, a covered pergola for entertaining, plus a home office/ chill out room offering space for anybody needing that flexibility. Close to local amenities, including local shops, well regarded schools etc. **VIEWING COULD NOT BE MORE HIGHLY RECOMMENDED!**

**ACCOMMODATION**

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

**ENTRANCE HALL**

This is all smartly finished, it has a modern laminate floor covering, a central heating radiator, a central ceiling light and stairs to the first floor accommodation. A doorway leads through into the lounge.

**FRONT FACING LOUNGE**

**15'0" x 10'7" (4.57m x 3.23m)**

An attractive front facing reception room, it has a deep PVC double glazed bay window to the front, a double panel central heating radiator, a continuation of the laminate flooring and opens directly into a now extended open plan dining kitchen.

**EXTENDED LUXURY 'ISLAND' KITCHEN**

**12'3" x 12'0" (3.73m x 3.66m)**

The only way to truly appreciate this space is by an internal viewing..... It is all beautifully fitted with a range of modern high and low level units finished with a white quartz work top and splashback including decorative tiles. Integrated appliances include a NEFF ceramic induction hob, an extractor hood above and an integrated NEFF oven beneath with a hide and slide style door, there is a deep recess for an American style fridge freezer (Included ), and an integrated washing machine, an undermounted porcelain sink with a mixer tap, a central heating radiator, 2 central ceiling pendant lights, a modern laminate floor covering, 2 PVC double glazed double opening doors which lead out onto the rear patio and garden and a further PVC double glazed window alongside. There is a deep in built understairs storage

cupboard, this houses the gas fired combination type boiler (2021) which supplies domestic hot water and central heating systems and has a window to the side.

**FIRST FLOOR LANDING**

With a PVC double glazed window to the side, inset spotlighting to the ceiling, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'0" x 9'4" (3.35m x 2.84m)**

A beautiful front facing double room, it has a broad PVC double glazed window to the front, a central heating radiator, a central ceiling light and built in wardrobes inset to a deep recess.

**BEDROOM 2**

**9'0" x 8'0" (2.74m x 2.44m)**

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

**HOUSE BATHROOM**

This has been beautifully upgraded and remodelled with a new suite yet retains its traditional style. There is a rolled top bath with 'claw& ball' feet, a mixer shower over, a wash hand basin set onto a stand and a low flush W/C. Grey and white geometric style tiles, a period style column radiator, timber effect tiled flooring, a PVC double glazed window.

**OUTSIDE**

To the front of the property there is a large gravelled area, this provides off road parking for 2 cars side by side. There is a side walk way which gives access to a gated entrance into the rear garden.

**REAR GARDEN**

From the rear of the house 2 PVC double glazed doors lead out onto a paved patio and sitting area which opens into a pergola which creates a all weather outside sitting area which in turn leads down into the lawned garden area. This is all nicely enclosed with concrete posts and timber fencing to the perimeters and there is a further paved patio and sitting area with an adjacent timber store included in the price with lighting laid on.

**HOME OFFICE SPACE**

**16'0" x 7'4" (4.88m x 2.24m)**

An excellent space, it has power, light and a slim line panelled heater and is all finished with vinyl flooring, spotlighting inset to the ceiling, a PVC double glazed window to the side and 2 PVC double glazed doors to the front.

**AGENTS NOTES:**

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating system. Age of boiler unknown.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE,

Three, 02 and Vodafone.

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

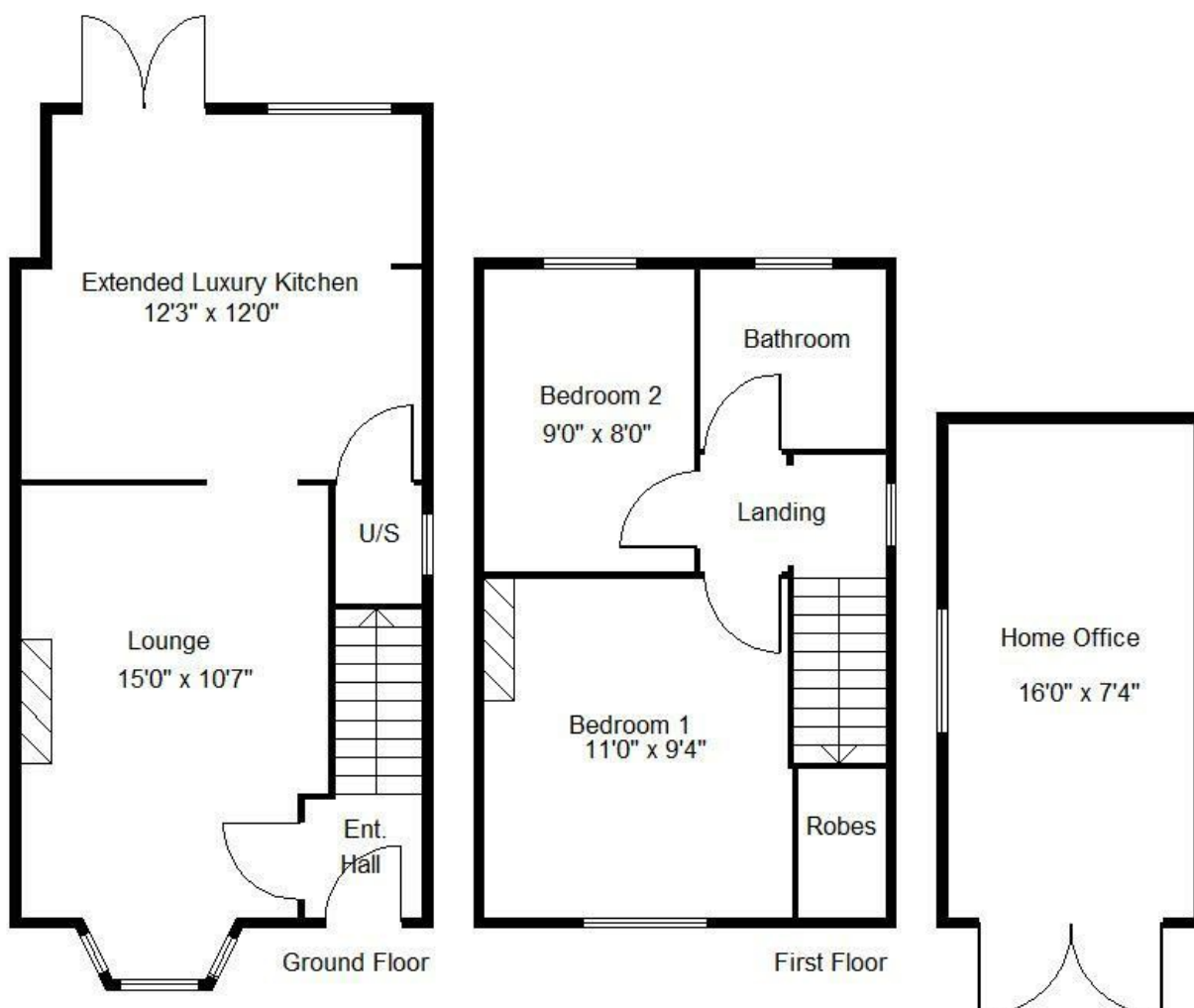
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	