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Graftdyke Close, Rossington, Doncaster, DN11 0XL
Guide Price £275,000 - £280,000

Set in a lovely cul-de-sac position, this 4 bedroom detached house sits on a nice plot... EARLY VIEWING HIGHLY RECOMMENDED!

The property benefits from double glazing, gas fired central heating and accommodation comprising: Entrance hall, ground floor W/C, lounge, dining room, kitchen, separate utility room, first floor landing, main bedroom with en suite shower room off, 3 further bedrooms and a house bathroom. Outside, the property has gardens to the front and rear (the rear garden providing a good degree of privacy), off street parking and an attached garage. This particular part of Rossington offers a lovely peaceful area, whilst at the same time giving quick and easy access to a wealth of amenities including schools, bus routes and local supermarkets as well as Great Yorkshire Way, giving access to the M18. All in all, a lovely family home which must be viewed to be appreciated, especially given it's sensible pricing.

ACCOMMODATION

A wood style PVC double glazed door gives access into the property's entrance hall.

ENTRANCE HALL

With ornate decorative coving, a central heating radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

16'9" x 11'3" (5.11m x 3.43m)

The lounge is a lovely sized room with a large square double glazed PVC double glazed window to the front, a double panel central heating radiator, detailed and ornate coving to the ceiling with a matching central ceiling rose, a raised hearth and double internal doors leading to the dining room.

DINING ROOM

11'3" x 8'8" (3.43m x 2.64m)

The dining room can be used both as a through lounge/ diner or separated with the attractive internal doors, it also has a double glazed window and a double glazed door giving access into the rear garden, a central heating radiator and coving to the ceiling.

KITCHEN

11'0" x 8'8" (3.35m x 2.64m)

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl sink unit with a mixer tap and ceramic tiling to the splashback areas. There is an integrated electric fan assisted oven with a brushed stainless steel four ring gas hob and an extractor hood above, an appliance recess for a low level fridge, a tile effect vinyl floor covering, a double panel radiator, a built in understairs pantry style cupboard, a PVC double glazed window to the rear and a door leading to the utility room.

UTILITY ROOM

The utility has base units with a rolled edge work surface matching the kitchen units, incorporating a single bowl stainless steel sink with tiling to the splashback areas. There is plumbing for a washing machine with an appliance recess,

a recently fitted gas central heating boiler, a PVC double glazed window and a double glazed door to the rear, a central heating radiator and a tile effect vinyl floor covering continuing through from the kitchen.

GROUND FLOOR W/C

Fitted with a low flush W/C and a wall mounted wash hand basin with a tiled splashback. There is a central heating radiator, a round PVC double glazed window to the front and once again, decorative ornate coving to the ceiling with a matching ceiling rose.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Having a double glazed window to the side elevation, a central heating radiator, an access point into the loft space and a built in over stairs airing cupboard housing the hot water cylinder and providing shelving for linen.

BEDROOM 1

12'4" x 9'8" (3.76m x 2.95m)

A good sized double bedroom, it has a PVC double glazed window to the front and a central heating radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. There is tiling to the shower cubicle and splashback areas with a tile effect vinyl floor covering, a central heating radiator, an extractor fan and shaving sockets.

BEDROOM 2

10'10" x 7'5" (3.30m x 2.26m)

Another double bedroom, there is a double glazed window enjoying the view over the garden and the rest of the cul-de-sac, a central heating radiator and fitted wardrobes.

BEDROOM 3

9'1" x 8'0" (2.77m x 2.44m)

This has a double glazed window to the front, a central heating radiator and fitted wardrobes.

BEDROOM 4

7'4" x 6'9" (2.24m x 2.06m)

A comfortable fourth bedroom, there is a double glazed window to the rear and a central heating radiator.

BATHROOM

Fitted with a three piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. There is tiling to dado level to the walls, a vinyl floor covering, a PVC double glazed window to the side, an extractor fan, a shaving socket and a central heating radiator.

OUTSIDE

To the front of the property, there is an open plan lawned garden which is very nicely kept, a block paved driveway providing off street parking and access to the attached garage. A timber gate to the right hand side of the garage gives access to a pathway leading into the rear garden.

ATTACHED GARAGE

16'11" x 8'5" (5.16m x 2.57m)

There is an up and over door to the front, light and electricity supplied and a personnel door to the rear.

REAR GARDEN

The rear garden offers a lovely degree of privacy and is also beautifully maintained with decorative flower borders stocked with a fantastic selection of flowering plants and shrubs. There are concrete posts and timber fencing to the boundary and an external water tap attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler 2023/24?

COUNCIL TAX - Band D.

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

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

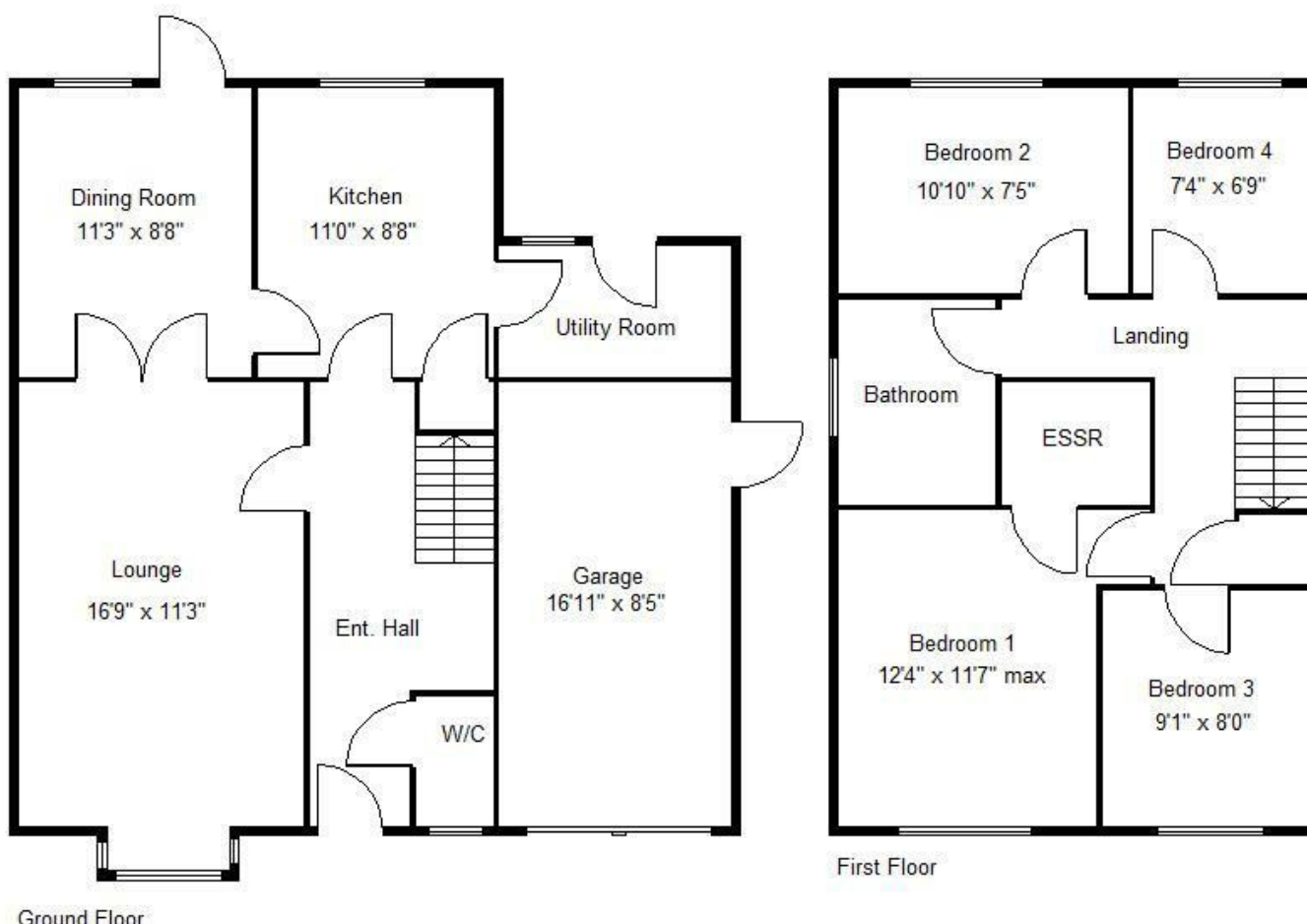
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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