



horton knights of doncaster

sales  
lettings  
and service

Regent Square, Doncaster, DN1 2DS  
Offers In The Region Of £320,000



**WOW..... Stand in the middle of the green on Regent Square, shut your eyes for a split second and then open them, and one would be forgiven for thinking you were in one of London's exclusive little residential squares. Nestled in Doncaster city centre, this gorgeous square plays host to a range of Victorian terraced houses, one of which we are delighted to offer for sale.**

Set at the end of a row of three, our subject property offers a great blend of original features, new original style features and some genuine modern twists to create both an eye catching and practical family home. From the original coving to the beautiful replacement double glazed Yorkshire sash windows and the rather cool en-suite shower room, this is a little for all tastes in this property. The accommodation comprises; Modern breakfast kitchen, sitting/ dining room, inner lobby, utility room and ground floor w/c. A rather fun staircase leads to a first floor landing, the 3rd bedroom itself a double, a really spacious principal bedroom and the aforementioned contemporary en-suite shower room. A spiral staircase rises to the second floor landing where there is a further double bedroom and a stunning bathroom fitted with a four piece suite and views towards the steeple of Christ Church at the head of Thorne Road. Outside is a raised front garden whilst to the rear there is a good sized courtyard, external store and off street parking. This wonderful home offers a great opportunity to enjoy life in the heart of Doncaster and must be viewed to appreciate the size and quality on offer.

**ACCOMMODATION**  
A large timber door with single glazed fanlight above gives access to the fitted kitchen.

**MODERN BREAKFAST KITCHEN**  
13'6" x 11'8" (4.11m x 3.56m)  
The fitted kitchen is really nicely presented with some lovely traditional touches and modern ideas combined. It has a range of wall mounted cabinets, glazed display cabinets and base units topped with a solid wood block work surface incorporating a single bowl round stainless steel sink and matching drainer with tiled splashbacks. There is a built in space with plumbing for an American style fridge freezer and further appliance recess with brushed stainless steel splashback for a range style cooker with gas and electric cooker points, plumbing for a slimline dishwasher, two feature central heating radiators, original style coving to the ceiling, a double glazed window to the side elevation and a ceramic tiled floor. A doorway leads into the sitting room.

**SITTING ROOM/ DINING ROOM**  
18'0" to bay x 14'11" (5.49m to bay x 4.55m)  
The sitting room is an excellent sized reception room benefiting from high ceilings, a double glazed bay window to the rear fitted with replacement Yorkshire sash style windows, original style coving to the ceiling, oak flooring, once again two feature central heating radiators and a large walk in understairs storage space.

**INNER LOBBY**  
With stairs rising to the first floor accommodation, a double glazed sash window to the side, oak flooring continued through from the sitting room and a feature central heating radiator. A door leads into the utility room.

**UTILITY ROOM**  
The utility room provides a useful addition to the kitchen and has a beautiful anthracite Belfast style sink with a brushed pewter tap, chrome finished spotlights to the ceiling, a feature central heating radiator, ceramic tiled floor and a pvc double glazed window and door giving access to the side elevation.

**GROUND FLOOR W/C**  
A beautiful modern suite comprising of a low flush w/c with concealed cistern and a wash hand basin set into a light grey vanity unit. All finished with chrome fittings, a pvc double glazed window to the side, chrome finished spotlights to the ceiling, a feature central heating radiator and a ceramic tiled floor.

**FIRST FLOOR LANDING**  
As previously mentioned, stairs rise from the inner lobby to the first floor landing.

There is a double glazed sash window to the side, a feature central heating radiator, spiral staircase leading to the second floor and doors leading off to;

**PRINCIPAL BEDROOM**  
15'10" max x 14'4" (4.83m max x 4.37m)  
A fantastic sized bedroom, having two double glazed Yorkshire sash windows to the rear, two white feature radiators, original style coving to the ceiling with brushed aluminium spotlights inset and oak steps which lead up to the en-suite shower room.

**EN SUITE SHOWER ROOM**  
Fitted with a three piece suite comprising of a low flush w/c with concealed cistern, wash hand basin set into an oak top vanity unit and a double shower cubicle housing a mains plumbed shower with rainfall shower head and body jets. Once again finished with chrome style fittings, an anthracite wall mounted heated towel rail, beautiful ceramic tiles to the walls, a ceramic tiled floor, spotlights inset to the ceiling, a heated mirror and block glass translucent window to the side creating a nice feature and offering some privacy at the same time.

**BEDROOM 3**  
11'7" x 8'2" (3.53m x 2.49m)  
A lovely size for a third double bedroom, it has a white feature radiator and a double glazed sash window to the front with beautiful views of the square.

**SECOND FLOOR LANDING**  
As previously mentioned, a spiral staircase from the first floor landing leads to the second floor.

With brushed aluminium spotlighting, an anthracite grey central heating radiator and doors leading off to the remaining accommodation.

**BEDROOM 2**  
10'11" x 9'4" (3.33m x 2.84m)  
Tucked away at the top of the house, this is a nice spacious bedroom with a double glazed dormer window to the rear, a single glazed window to the side, a white feature radiator, built in storage cupboard to the eaves and spotlighting to the ceiling.

**CONTEMPORARY HOUSE BATHROOM**  
11'3" x 8'5" (3.43m x 2.57m)  
A contemporary style bathroom fitted with a beautiful free standing bath, wash hand basin set into a vanity unit, a low flush w/c with concealed cistern and a separate shower cubicle with fluted glass shower screen. The suite itself is all finished with gorgeous matte black fittings including a wall mounted heated towel rail, the splashback areas and floor are finished in a lovely blue quartz style tile with a double glazed sash window to the front and again beautiful brushed aluminium spotlights inset to the ceiling. A real luxury bathroom which must be viewed to be appreciated!

**OUTSIDE**  
To the front the property has a raised open plan lawned garden with beautiful decorative flower bed with some flowering plants and small trees. A stone pathway leads to the side of the property and steps up to the front entrance door. A graveled area leads to the right hand side which could be used for storage and gives access to the meter cupboards.

**REAR ENCLOSED COURTYARD**  
To the rear of the property there is a lovely enclosed courtyard which is block paved and provides a nice area in such an urban location that you can still sit out and enjoy the summer sun. It has raised flower borders, a timber constructed bin store, plus an outhouse providing essential storage space. There is also security lighting, an electric vehicle charging point and an outside tap. Access to the rear courtyard is gained down the side of number 22 and across the back of number 23 and there is ample room to park two cars, or parking permits are available for parking on the square at a cost of £27.00 per annum.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - The property is fitted with double glazing, where stated. Age of units various.

**HEATING** - Gas radiator central heating.

**COUNCIL TAX** - Band C.

**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, 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

**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			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	