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Silica Court, Kirk Sandall, Doncaster, DN3 1EG  
Offers Over £155,000

**ONE TO VIEW / LOVELY TWO BEDROOM SEMI-DETACHED HOUSE/ SOUTH-WESTERLY FACING REAR GARDEN/ DOUBLE LENGTH DRIVEWAY/ MODERN FULLY FITTED KITCHEN/ BI-FOLDS ONTO THE REAR GARDEN/ BATHROOM AND SHOWER/ POPULAR DEVELOPMENT//**

Located on this very desirable development on the fringe of Kirk Sandall, a very stylish 2 bedroom house with a fantastic S.W facing larger than average garden, plus a longer driveway providing ample parking. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, spacious open plan living room with bi-folds onto the rear garden, fully fitted kitchen to include all integrated appliances, first floor landing, 2 double bedrooms and a modern stylish bathroom with shower. Popular development with near-by countryside walks, access to amenities including several supermarkets, shops and the train station. Offered with no chain and priced to sell, early viewing is essential.

**ACCOMMODATION**

There is a composite style door with a double glazed inset which leads into the properties entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, vinyl floor covering, ceiling light, smoke alarm, and door to ground floor w/c

**GROUND FLOOR W/C**

This is fitted with a modern two piece white suite comprising of a low flush w/c with a tile splash back, floating wash hand basin, contemporary style towel rail/ radiator, vinyl floor covering, pvc double glazed window and inset spotlight.

**CONTEMPORARY FITTED KITCHEN**

**9'0" x 6'0" max (2.74m x 1.83m max )**

Fitted with a range of modern high and low level units, finished with a high gloss cabinet door, contrasting work surface and glass splash back. There is a four ring ceramic hob, extractor hood, integrated oven, integrated fridge and freezer, plumbing for automatic washing machine, further utility shelving. Concealed behind one of the corner units is a wall mounted gas fired combination type boiler, which supplies domestic hot water and central heating systems, pvc double glazed window, inset spotlight to the ceiling, smoke alarm, vinyl flooring and a central heating radiator.

**OPEN PLAN LIVING AREA**

**19'1" x 13'6" max (5.82m x 4.11m max)**

This is a spacious open plan living room that is better demonstrated by the floor plan and photos. It has a set of bi-folding doors to the far end which open out into the rear south/west facing rear garden. There is a feature staircase to the first floor with a built in under stairs storage cupboard, two central heating radiators, two ceiling light points.

**FIRST FLOOR LANDING**

Central heating radiator, smoke alarm, access into the loft space, deep built in storage cupboard with automatic light, and doors leading to bedrooms and bathroom.

**BEDROOM 1**

**13'6" x 8'8" max (4.11m x 2.64m max)**

A large double bedroom, it has two pvc double glazed windows to the front, central heating radiator, ceiling light and fitted wardrobes spanning the length of one wall concealing hanging rail and storage.

**BEDROOM 2**

**13'6" x 9'0" max (4.11m x 2.74m max)**

This is a good sized second double bedroom, it has two pvc doable glazed windows to the rear, central heating radiator, fitted wardrobes concealing hanging rail and storage, central ceiling light.

**BATHROOM**

This is all smartly finished with modern tiles including a paneled bath with glass shower screen, mains plumbed shower over, low flush w/c, wash hand basin, contemporary towel rail/ radiator, pvc double glazed window, vinyl flooring, inset spotlight and an extractor fan.

**OUTSIDE**

The property stands on one of the larger end plots, this means there is a longer blocked paved driveway area, where there is ample parking for cars.

**REAR GARDEN**

An enclosed south/west facing garden this has timber fencing to the perimeters, pedestrian side gate, and a timber shed.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, Installed Dec 2018

HEATING - Gas radiator central heating. Boiler installed Dec 2018

ALARM - The property has an alarm system fitted.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 120 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.

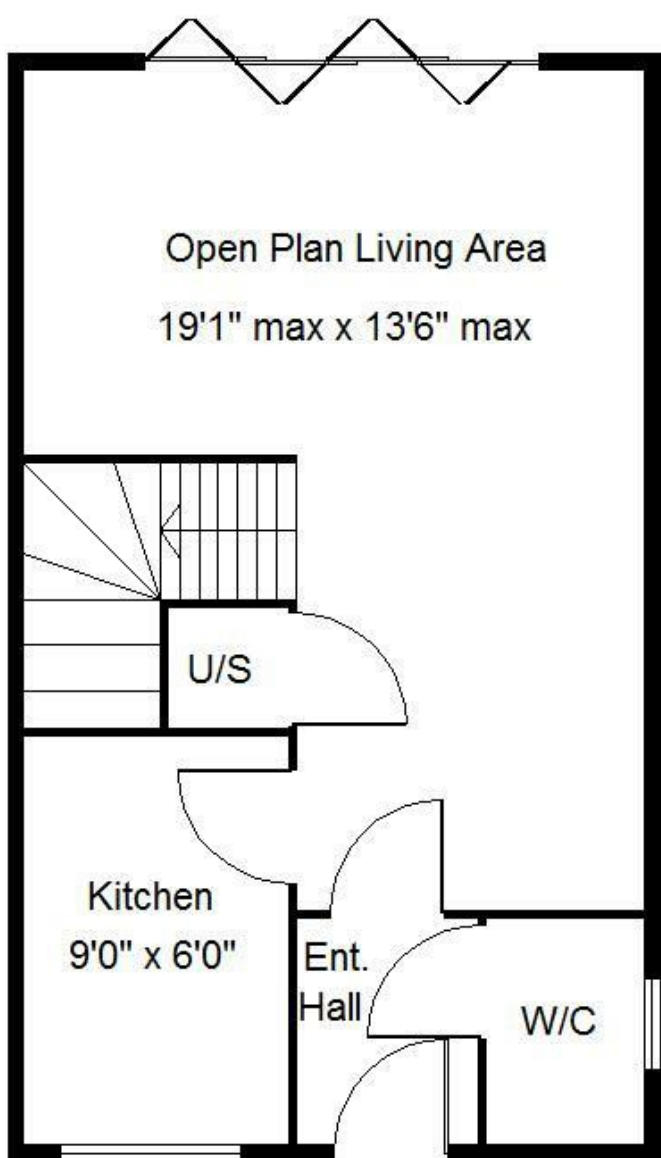
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

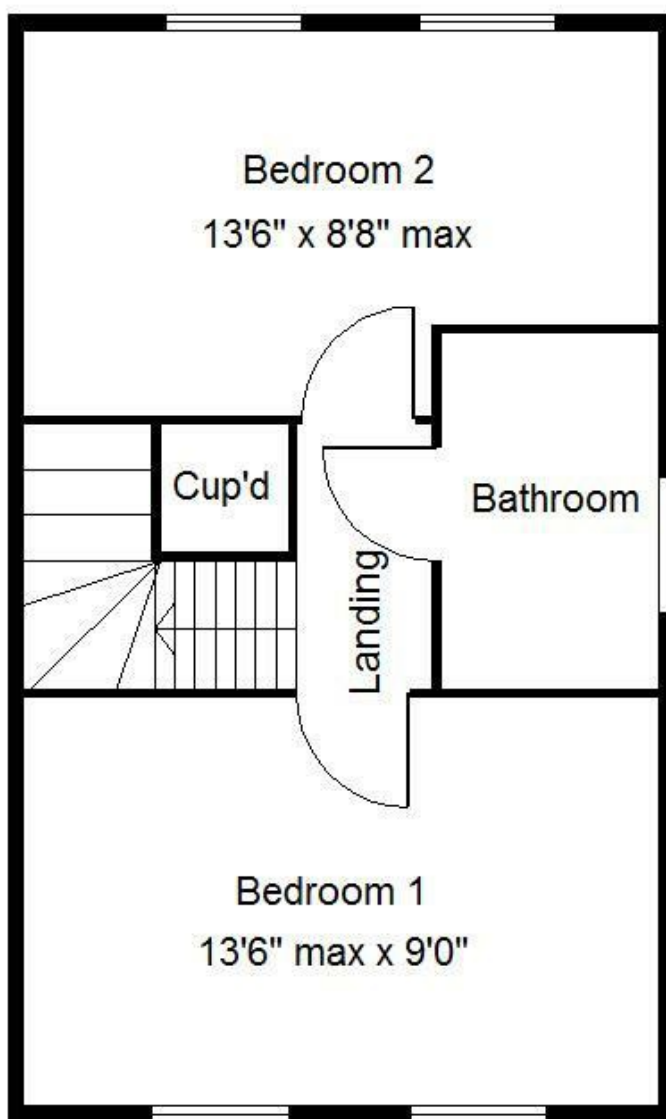
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(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	