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Highfield Close, Dunscroft, Doncaster, DN7 4GA  
Offers Over £215,000 - £250,000



# 4 BEDROOM DETACHED HOUSE / LARGE ORANGERY TO THE REAR / DRIVEWAY & DETACHED BRICK GARAGE / EARLY VIEWING ESSENTIAL.

The property has a gas central heating system, PVC double glazing and briefly comprises: Entrance porch which leads into the hallway, ground floor WC, lounge with deep bay window to the front, dining room, large orangery, kitchen with integrated cooking appliances, utility room, first floor landing, four bedrooms, en-suite shower room to the main bedroom and further house bathroom. Outside there are front and rear gardens with the front having a part lawned garden plus a side driveway leading to a detached garage. Popular residential area with excellent access to amenities in Hatfield including shops, supermarkets, schools etc plus access to the M18/M180 motorway networks. VIEWING HIGHLY RECOMMENDED.

## ACCOMMODATION

A PVC double glazed entrance door gives access into an entrance porch.

## ENTRANCE PORCH

This has a PVC double glazed window to the front, inset spotlighting, modern laminate floor covering and a PVC double glazed inner door which leads through into the hall and stairs.

## ENTRANCE HALL

Having a staircase leading to the first floor accommodation, a coat rail, a central heating radiator, a ceiling light and a smoke alarm. From here a door leads to a ground floor WC.

## GROUND FLOOR W/C

Smartly finished with a modern two-piece White suite comprising of a low flush WC, a wash hand basin, vinyl floor covering, a central heating radiator, an extractor fan and a ceiling light.

## LOUNGE

**17'6" into bay x 11'0" (5.33m into bay x 3.35m)**

A good sized front facing reception room, there is a feature PVC double glazed bay window to the front, a central fireplace with living flame gas fire inset, a double panelled central heating radiator, modern laminate floor covering and a central ceiling light. Double opening doors lead into the dining room.

## DINING ROOM

**9'11" x 9'8" (3.02m x 2.95m)**

Finished with tiled flooring, a central heating radiator, a central ceiling light and a door from here leads into the kitchen and two PVC double glazed double opening doors lead into the orangery.

## ORANGERY

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

This is a more recent addition, it is all beautifully finished with

a glass pitched roof, having PVC double glazed double opening doors which lead out onto the decked patio and sitting area, a double panelled central heating radiator, vinyl floor covering plus power and light laid-on.

## KITCHEN

**11'0" x 9'8" max (3.35m x 2.95m max)**

Fitted with a range of modern high and low-level units, finished with a rolled edge work surface, having a double oven and grill, a four-ring gas hob, an extractor hood, an integrated dishwasher, an integrated fridge freezer and a single drainer stainless steel sink unit with a mixer tap. There is a tiled floor covering, a central heating radiator, a central ceiling light and a PVC double glazed window which gives an outlook over the property's rear garden. Concealed behind a corner cupboard is the gas fired boiler which supplies the domestic hot water and central heating systems. From the rear of the kitchen a door leads into the utility room.

## UTILITY ROOM

Having a PVC double glazed door to the side with a PVC double glazed window, coordinating base and wall units, a single drainer stainless steel sink, plumbing for automatic washing machine and a continuation of the tiled flooring.

## FIRST FLOOR LANDING

There is a ceiling light, a PVC double glazed window, a built-in cylinder cupboard which houses the hot water cylinder with linen storage.

## BEDROOM 1

**12'0" x 11'1" (3.66m x 3.38m)**

A good sized double bedroom finished with fitted bedroom furniture incorporating a deep bed recess, two PVC double glazed windows, a central heating radiator and a ceiling light.

## EN SUITE SHOWER ROOM

Fitted with a white suite that comprises of a shower enclosure with a rainfall style shower head, a pedestal wash

hand basin and a low flush W/C. There is ceramic tiling to the shower enclosure and half walls, a PVC double glazed window, a central heating radiator and vinyl floor covering.

## BEDROOM 2

**11'1" x 10'3" max (3.38m x 3.12m max)**

Again, an attractive double bedroom with a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

## BEDROOM 3

**9'8" x 7'1" (2.95m x 2.16m)**

Having a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

## BEDROOM 4

**9'8" x 6'3" (2.95m x 1.91m)**

This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

## BATHROOM

Fitted with a panelled bath, plus a shower mixer over including a shower rail, a pedestal wash hand basin and a low flush WC. There is tiling to the bathing areas and splashbacks, a vinyl floor covering, a PVC double glazed window, an extractor fan, a central heating radiator and a fused shaver point.

## OUTSIDE

The property stands on a corner plot with gardens to the front, side and rear. To the front there is an enclosed part lawned garden with wrought iron fencing. There is a side driveway providing car standing and in turn leads to a detached brick garage.

## DETACHED GARAGE

Having an up and over door with power and light laid-on.

## REAR GARDEN

To the rear there is an enclosed garden which has a decked

patio and sitting area, this continues on to a lawn. There is an external courtesy light and an external water tap.

## 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 C.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 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.

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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>		
(69-80) <b>C</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>		
	76	87
	EU Directive 2002/91/EC	