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Highfield Close, Dunscroft, Doncaster Asking Price £255,000

**35 Highfield Close, Dunscroft, Doncaster, DN7 4GA**

**SHOW HOME STANDARD THROUGHOUT / STUNNING EXTENDED 4 BEDROOM DETACHED HOUSE / EXTENSION MAKES OPEN PLAN LIVING DINING 'ISLAND KITCHEN' / INTEGRATED APPLIANCES / UPGRADED EN-SUITE & BATHROOMS / DETACHED GARAGE / LOVELY CUL-DE-SAC / EARLY VIEWING A MUST //**

Viewers will not be disappointed, this immaculate 4 bedroom detached house will rival any show home, finished to an exceptionally high standard throughout. It has a sizeable rear extension which creates a large modern open plan living/ dining/ kitchen with a central breakfast island. Gas central heating, pvc double glazing and it comprises: Entrance hall, ground floor wc, spacious lounge, separate dining room, plus a study and the large open plan living dining kitchen with integrated appliances, first floor landing, 4 bedrooms, the main enjoys a gorgeous en-suite plus a sumptuous 4 piece bathroom which includes a separate shower enclosure. Outside are attractive gardens, stone paved driveway and a detached garage. The rear feel very private, enclosed with a decked patio and central lawn. Amenities are all close to hand including good schools, a variety of local shops and easy access to the motorway networks. Don't delay.....

**ACCOMMODATION**

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

**ENTRANCE HALL**

Beautifully finished with contemporary decor, which sets the theme for the remainder of the property. It is fitted with an LVT (Luxury Vinyl Tile) floor covering, a staircase leading to the first floor, a central ceiling light, a pvc double glazed window and a central heating radiator.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite that comprises of a low flush w/c and corner set wash hand basin with vanity cabinet beneath. Pvc double glazed window, a contemporary style radiator and a central ceiling light.

**LOUNGE**

15'2" x 11'0" (4.62m x 3.35m)

An attractive and spacious rear facing reception room, it has a set of PVC double glazed double opening French style doors which open onto the

property's rear garden, LTV flooring, a central heating radiator concealed behind a radiator grill and a central ceiling light.

**DINING ROOM**

11'9" max x 11'2" into bay (3.58m max x 3.40m into bay )  
Presently displayed and used as an office, this has a deep pvc double glazed bay window to the front, laminate flooring, a central heating radiator concealed behind a radiator grill and a central ceiling light.

**STUDY**

8'6" into bay x 8'4" (2.59m into bay x 2.54m)  
This has a deep pvc double glazed bay window to the front, a central heating radiator concealed behind a radiator grill, LVT flooring and a central ceiling light.

**MODERN OPEN PLAN LIVING/ DINING/ KITCHEN**

23'4" max x 12'8" max (7.11m max x 3.86m max)  
The kitchen has been thoughtfully extended to create a very stylish open plan living/ dining/ kitchen

arrangement. Within the centre of the kitchen there is a feature central breakfast island, this has a four ring induction hob with downdraft extraction unit. Twin matching integrated ovens, a deep recess suitable for an American style fridge/ freezer, integrated dishwasher and space with plumbing for an automatic washing machine. There is a gold coloured stainless steel sink with matching Fohen boiling hot water tap, a period style column radiator and LVT flooring.

This opens into a dining and sitting area which has two pvc double glazed double opening doors which lead onto the rear garden, three double glazed velux windows which allow the room a good amount of natural light, inset spotlighting to the ceiling and further feature pendant lighting.

**GALLERIED STYLE FIRST FLOOR LANDING**

The staircase opens in to the centre of a galleried style landing, there is an access point into the loft space, a pvc double glazed window, a contemporary style central heating radiator and a deep built in airing cupboard which houses the hot water cylinder with linen storage.



## PRINCIPAL BEDROOM

12'10" x 12'7" (3.91m x 3.84m)

A beautiful double bedroom, it has a pvc double glazed window to the front, a contemporary style central heating radiator, contemporary style wall panelling to a feature wall and a door to en-suite shower room.

## EN-SUITE SHOWER ROOM

Beautifully finished with a modern three piece white suite comprising of a shower enclosure with wet walling, wash basin inset to a vanity unit and a low flush w/c. There is LVT flooring, a central heating radiator, inset spotlighting to the ceiling and a pvc double glazed window.

## BEDROOM 2

12'6" x 8'9" (3.81m x 2.67m)

This is a good sized second double it has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and feature panelling to the wall.

## BEDROOM 3

11'7" x 6'10" (3.53m x 2.08m)

Has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

## BEDROOM 4

8'6" x 6'8" (2.59m x 2.03m)

This has a pvc double glazed window to the rear, a central heating radiator, LVT style flooring and a central ceiling light.

## HOUSE BATHROOM

Beautifully finished, the bathroom is fitted with a modern four piece white suite comprising of a double ended panelled bath with central mixer tap, wash hand basin inset to a vanity unit, a low flush w/c and a corner shower with modern wet walling and mains plumbed thermostatic shower. There is inset spotlighting to the ceiling, a pvc double glazed window, vinyl flooring and a contemporary style radiator.

## OUTSIDE

To the front there is an open planned garden hard landscaped with feature Indian style stone paving, this continues around the side and creates car parking and in turn leads to a detached brick garage.

## DETACHED BRICK GARAGE

With an electric roller door, power and light laid on.

## REAR GARDEN

A beautiful enclosed rear garden, it is mainly lawned with a decked patio and sitting area to the far corner, with posts and timber fencing to the perimeters. Plus a timber storage shed.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast 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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Saturday 9:00 - 3:00 Sunday  
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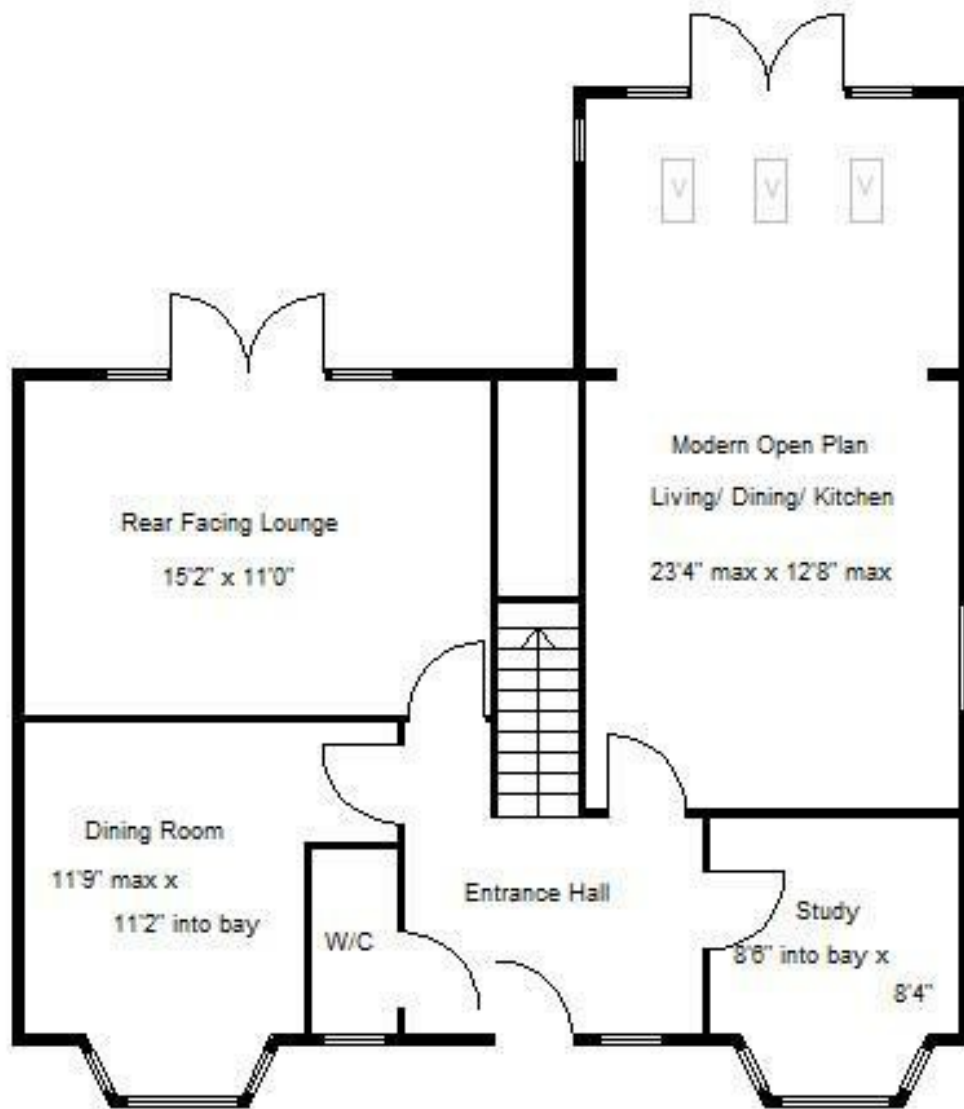
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



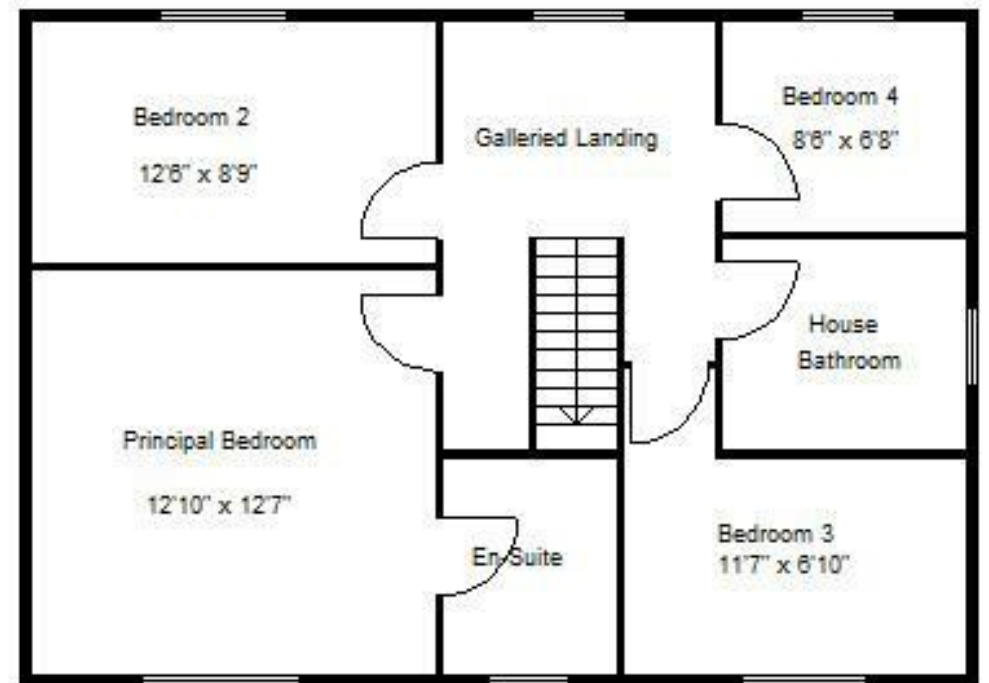








Ground Floor



First Floor





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horton knights of doncaster is a trading style of Horton Knights Estate Agents Ltd.

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