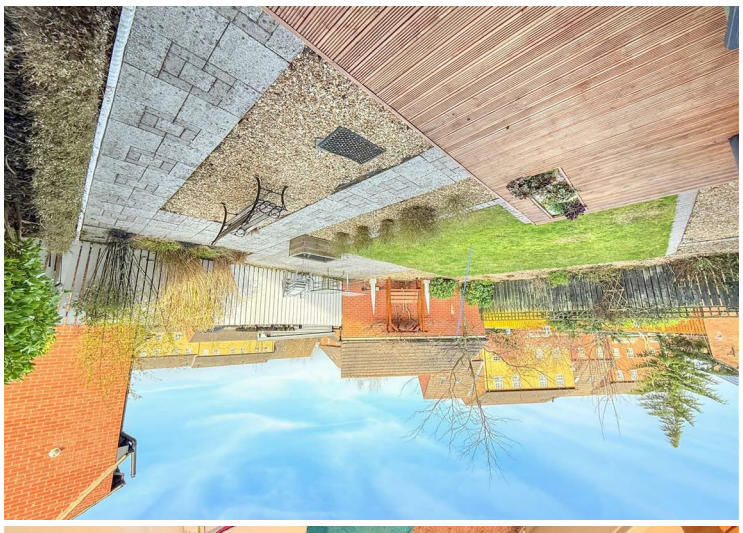

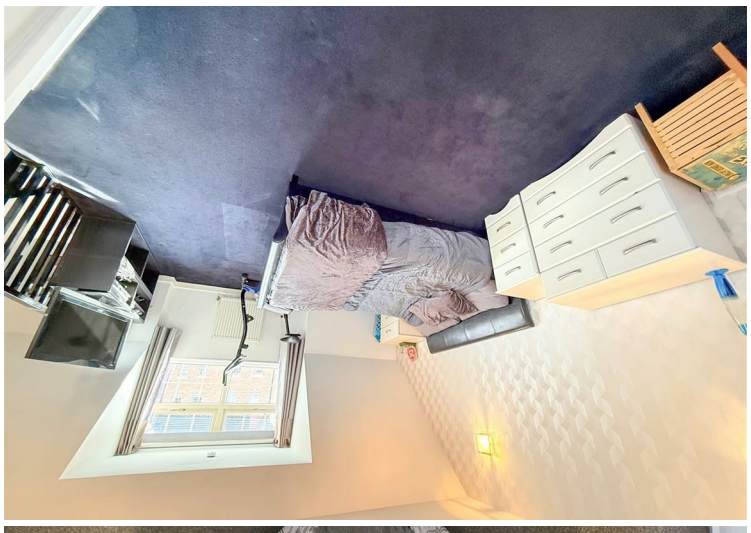
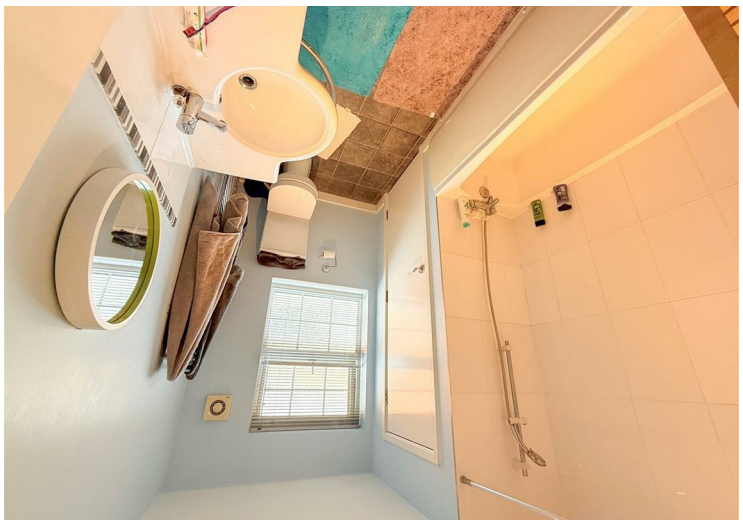

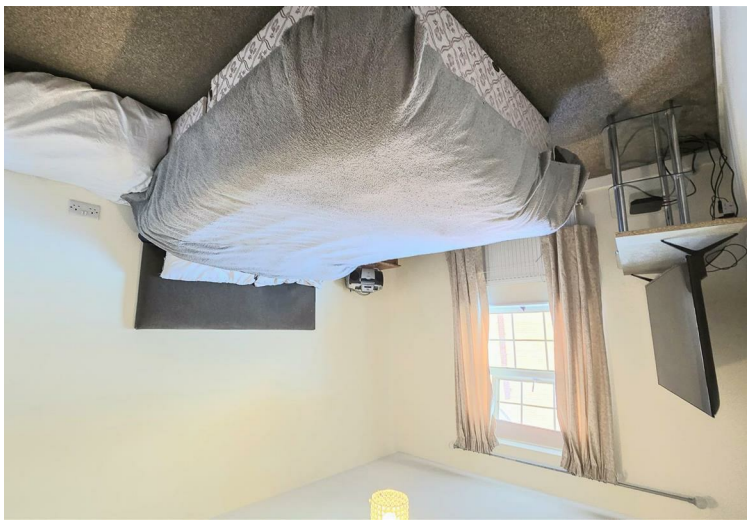

horton knights of doncaster

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Crofters Court, Woodfield Plantation, Doncaster, DN4 8TQ

Offers Over £185,000

Set on this popular development, a 3 storey, 3 bedroom semi detached house which must be viewed to be appreciated.

This 3 double bedroom modern house has a contemporary layout offering spacious family living with the addition of an integrated garage. Located on a very popular development with access to a variety of shops and 24 hr Tesco. It has PVC double glazing, gas central heating system via a recent combi boiler and comprises: Entrance hall, ground floor W/C off, open plan living dining kitchen with in-built appliances, fist floor landing, 2 bedrooms, a family bathroom, lobby with stairs to the second floor, main bedroom and en suite shower room off. Outside are front and a double width beautifully landscaped rear garden, integral garage and off street parking. Popular and established residential area with good access A1/M18 road network. Internal viewing is recommended.

ACCOMMODATION
A composite style double glazed entrance door gives access into the entrance hall.

ENTRANCE HALL
With ceramic tiled flooring, a central heating radiator, LED spotlights to the ceiling, a built in understairs storage cupboard and doors leading off to the ground floor accommodation.

GROUND FLOOR W/C
Fitted with a white suite comprising of a low flush W/C and a wall mounted wash hand basin with tiled splashbacks, a central heating radiator, LED spotlights and ceramic tiled flooring.

LOUNGE
This is a nice sized spaced and extends to the full width of the property, with two lots of PVC double glazed french style doors leading out into the rear garden, LED spotlights to the ceiling, wall lights and two central heating radiators.

KITCHEN AREA
The kitchen is fitted with a range of wall mounted cupboards and base units with a granite effect rolled edge work surface incorporating a 1 1/2 bowl stainless sink unit with slate grey tiled splashbacks. Integrated appliances include a fan assisted brushed stainless steel electric oven with a matching four ring gas hob, a glass splashback and a rushed stainless steel extractor hood above. There is plumbing for an automatic washing machine with appliances recess, plumbing for an American style fridge freezer, a continuation of the LED spotlighting, ceramic tiled flooring, a PVC double glazed window to the front and a breakfast bar with a granite work surface over creating a suitable dining space.

FIRST FLOOR LANDING
As previously mentioned, stairs rise from the entrance hall to the first floor landing.
Having a central heating radiator, a built in storage cupboard providing useful shelving space, LED spotlights and doors leading off to the remaining accommodation.

BEDROOM 2
A good sized double bedrooms with a PVC double glazed window to the front, a central heating radiator and large built in wardrobes with hanging rail and shelving space plus sliding doors.

BEDROOM 3
Having a PVC double glazed window to the rear, a central heating radiator and a built in wardrobe with hanging rail and shelving space.

BATHROOM
The bathroom is fitted with a white suite comprising of a low flush W/C, a wall mounted wash hand basin and a panelled bath with a mixer tap attachment, there is a wall mounted heated towel rail, tiling to the bathing and splashback areas, an extractor fan, a PVC double glazed window to the rear, a tile effect vinyl floor covering, a useful built in cupboard which houses the gas combination boiler (installed 2017) and LED spotlighting to the ceiling.

LOBBY
A door leads to the lobby which gives access to the staircase leading to the main bedroom on the top floor.

BEDROOM 1
Along with the en suite, bedroom 1 takes up the whole of the top floor and has a PVC double glazed dormer window to the front and a double glazed velux window to the rear, 2 central heating radiators and access to the roof void above. The roof void itself is fully boarded and insulated and is set up for useful storage space.

EN SUITE SHOWER ROOM
Fitted with a three piece white suite comprising of a low flush W/C, a wash hand basin set into a vanity unit with drawers and cupboards beneath plus a shower cubicle housing a mains plumbed shower with an extractor fan, spotlighting, a double glazed velux window to the rear, marble style panelling to the shower area, tiling to the remaining splashbacks plus a chrome wall mounted heated towel rail and a tiled effect vinyl floor covering.

OUTSIDE
To the front of the property, it is all open plan and has a resin style and tarmac driveway providing off street parking for at least two vehicles. The driveway leads to the attached brick built garage.

GARAGE
With a personnel door which leads into the rear garden, light and power supplied, plus spotlighting, its own roof void useful for extra storage and an internal electric heater.

REAR GARDEN
This particular property has something of a surprise to the rear with a double width plot. It has been really nicely landscaped by the current owner to have shaped lawns with gravel beds and different areas of paved patio plus raised timber decking. There is decorative privet hedging, shrubs and flowering plants around the garden as well as timber fencing to the boundary. There is also an external tap and double power socket as well as external lighting.

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 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.

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