



# horton knights

of doncaster

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**4 BED SEMI DETACHED HOUSE / FOUR GOOD SIZED BEDROOMS / SEPARATE MASTER EN-SUITE AND DRESSING ROOM / MODERN FITTED KITCHEN / SPACIOUS DINING ROOM / LOCATED ON A QUIET CUL-DE-SAC LOCATION / PROPERTY BECOMES VACANT AS OF 28TH NOVEMBER / NO UPWARD CHAIN / MUST BE VIEWED TO BE FULLY APPRECIATED //**

This extended semi-detached house offers spacious and versatile accommodation, featuring four generously sized bedrooms. The master bedroom benefits from a dressing room and a modern en-suite bathroom, while a contemporary shower room serves the additional bedrooms. Living space includes a comfortable lounge, a separate dining room, and a bright family room, all complemented by a modern fitted kitchen. Situated in an quiet cul-de-sac location, the property is conveniently close to local amenities and schools.

**ACCOMMODATION**

Composite type double glazed entrance door which leads into the properties entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, a staircase to the first floor accommodation, coat rail, ceiling light, an oak interior door leads into a spacious lounge.

**LOUNGE**

This is an attractive front facing reception room, it has a broad pvc double glazed window, coving, central ceiling light, central heating radiator. A doorway from here continues into the dining area.

**DINING AREA**

This has a double-glazed sliding patio door which gives access into the rear garden, central heating radiator, coving, and central ceiling light, a second door leads into a snug stroke sitting room.

**SNUG / SITTING ROOM**

This has a PVC double glazed window to the rear, single panel central heating radiator, central ceiling light, and an access point into an understairs storage cupboard. From here a door continues into a now extended kitchen.

**KITCHEN**

This is better shown by the floorplan and photographs, all smartly fitted with a range of modern high and low level units, finished with an oak style cabinet door, contrasting work surface, there is a deep recess suitable for a Flavell range style cooker which has a double oven grail warming draw seven ring hob, including log burner with an extractor hood above. There is a deep recess suitable for a tall fridge freezer, plumbing for automatic washing machine, space for

tumble dryer etc, laminate floor covering, pvc double glazed window to side and further pvc double opening doors which lead out into the rear garden, inset spotlights to the ceiling

**FIRST FLOOR LANDING**

Central ceiling light, coving to the ceiling and oak interior doors leading to the bedrooms and bathrooms.

**BEDROOM 1**

Forms part of the extension over the garage creating a nice master suite style arrangement. There are two pvc double glazed windows to the front and side elevations, a double panel central heating radiator, central ceiling light and an access point into the loft space.

A doorway from here continues into an open wardrobe.

This has a ceiling light, central heating radiator, handing rail, storage etc, and continues into an en-suite bathroom.

All beautifully finished with a modern white suite which comprises of a shower style bath with glazed shower screen and electric shower unit, floating wash hand basin, low flush w/c, modern tiled flooring, contemporary tile rail/ radiator, double glazed Velux window. Inset spotlight into the ceiling and an extractor fan.

**BEDROOM 2**

This is a large double bedroom, it has a pvc double glazed window to the front, central heating radiator, fitted wardrobes, and a ceiling light.

**BEDROOM 3**

Again this is a good sized double bedroom, it has a pvc double glazed window to the rear, central heating

radiator, central ceiling light, and an access point into the loft space, there is also a storage cupboard.

**BEDROOM 4**

A pvc double glazed window to the front, central heating radiator, recess suitable for work station, central ceiling light, and a built in wardrobe over the stairs bulk head.

**HOUSE BATHROOM**

This has been upgraded to create a beautiful contemporary en-suite shower room, fully tiled with a frameless glass style walk-in shower, including thermostatic shower and rainfall shower head, floating wash hand basin, and low flush W/C. There is modern grey tiled to the walls and floor, a contemporary style towel rail/ radiator, wall mirror and inset spotlighting.

**OUTSIDE**

To the front of the property there is a block paved driveway which provides car standing for several vehicles and in turn leads to an integral brick garage. The front garden is lawned with ornamental trees in set.

**REAR GARDEN**

The rear garden is a good size, enclosed with concrete post and timber fencing to the perimeters, there is a paved patio and sitting area, lawn, sleeper style boarders stocked with a variety of shrubs and plants.

**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

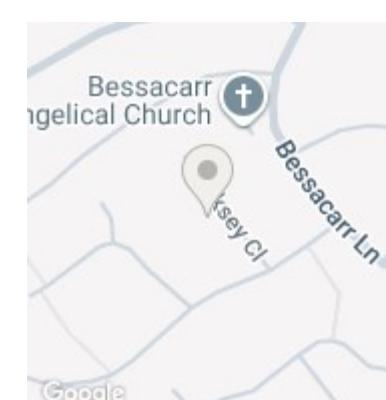
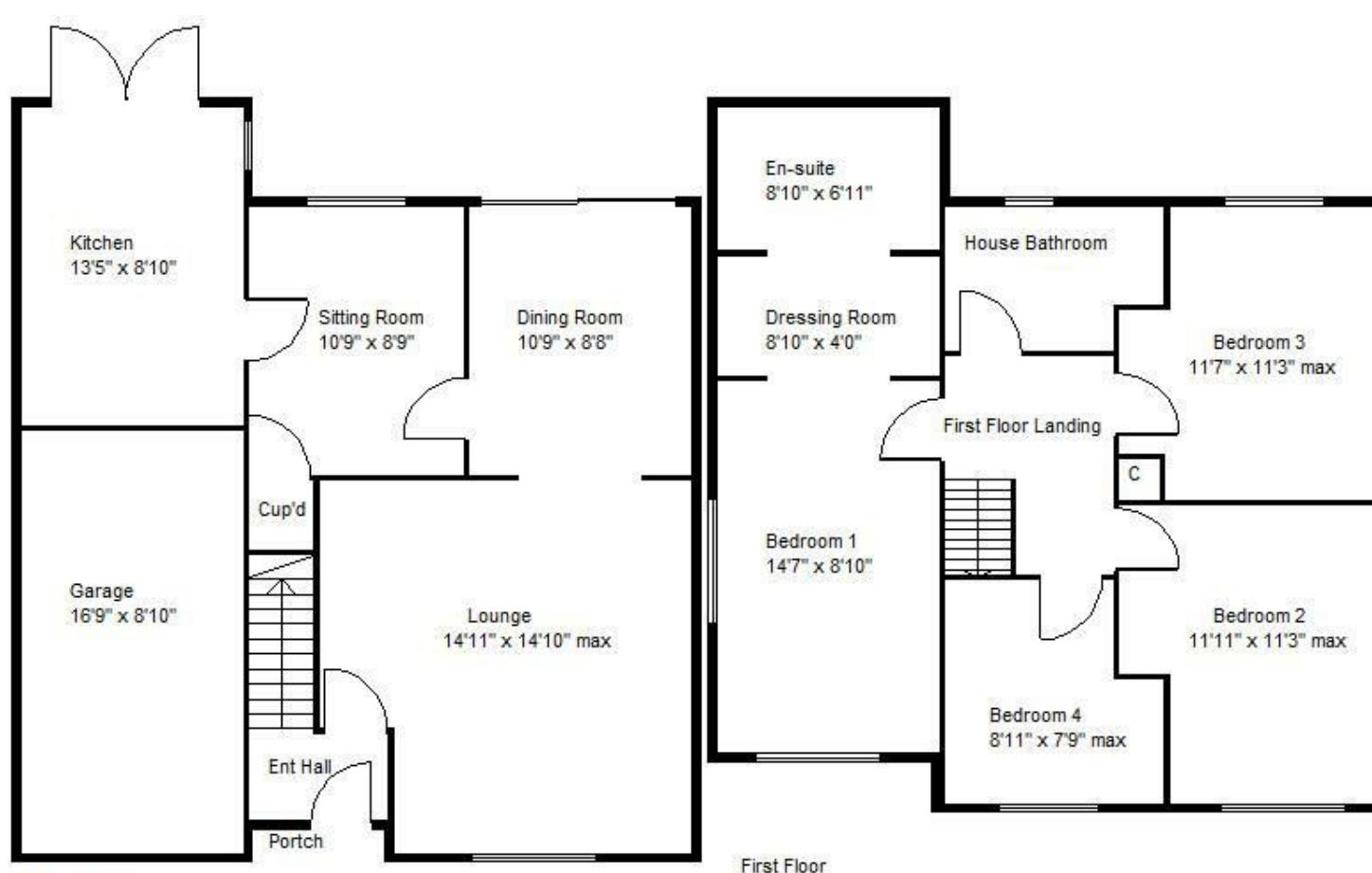
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		86	75

England & Wales