



# horton knights

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**Main Street, Hatfield Woodhouse, Doncaster, DN7 6NE**  
**Guide Price £200,000 - £210,000**

Viewers will not be disappointed, this extended semi detached house offers a gorgeous contemporary interior with modern fixtures and fittings throughout. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, attractive lounge with a feature media wall, large 'L' shaped open plan dining kitchen with a utility cupboard and a ground floor wc. On the first floor there are 3 bedrooms, and a new contemporary bathroom with a rain fall shower. Outside there is ample parking to the front and a lovely enclosed rear garden overlooking open fields.

#### ACCOMMODATION

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

#### ENTRANCE HALL

This has a central heating radiator, staircase to the first floor, ceiling light, smoke alarm, modern laminate flooring and door which leads through into the lounge.

#### LOUNGE

13'3" x 12'6 max (4.04m x 3.81m max)

This is an attractive room, it has a PVC double glazed bay window to the front, a built in media wall with shelving for speakers etc. Further display niches, a central heating radiator, central ceiling light, and a door into a large open plan dining kitchen.

#### OPEN PLAN DINING KITCHEN

19'8" max x 15'9" max (5.99m max x 4.80m max)

This is better demonstrated by the floor plan and photographs. The kitchen itself is fitted with a range of satin finished 'Anthracite' coloured cabinet doors with a contrasting marble effect work surface over.

Integrated appliances include a four ring ceramic hob, with a matching splash back, and an extractor hood above, an integrated oven, combination style microwave, dishwasher, and an integrated fridge/freezer. There is a composite style sink with mixer tap. There are 2 pvc double glazed windows to the rear and side pvc double glazed windows plus a set of pvc double glazed doors which give access to the rear garden. Herringbone laid LVT Oak coloured flooring.

There is also a deep in-built double utility cupboard which has plumbing for washing machine, room for tumble dryers, it also houses the gas fired combination type boiler which supplies domestic hot water and central heating systems.

**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

#### GROUND FLOOR W/C

This is fitted with a new white two piece suite comprising of a low flush W/C, wash hand basin, pvc double glazed window, spotlight, central heating radiator, and LVT flooring.

#### FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, central heating radiator and doors to bedrooms and bathroom.

#### BEDROOM 1

11'2" x 10'6" (3.40m x 3.20m)

This is a lovely double bedroom, it has feature panelling to one wall, a PVC double glazed window, central heating radiator and a central ceiling light.

#### BEDROOM 2

9'3" x 9'0" (2.82m x 2.74m)

This has a PVC double glazed window with a beautiful outlook over the rear garden and open fields beyond, central heating radiator and a central ceiling light.

#### BEDROOM 3

9'1" x 6'6" (2.77m x 1.98m)

This is a comfortable third bedroom as evidenced by the room measurements, again it has a PVC double glazed window with an outlook over the rear garden, central heating radiator and a central ceiling light.

#### HOUSE BATHROOM

All beautifully finished with a very contemporary theme which includes a shower style bath with glazed shower screen mains plumb thermostatic shower with rainfall style shower head, a floating wash hand basin and a low flush W/C. There is tiling to the four walls, a co-ordinating floor tile, display niches and inset spotlighting to the ceiling,

#### OUTSIDE

To the front of the property there is a hard landscaped area, this is designed with decorative stones creating off road parking, there is a gated access to the side with attached store.

#### REAR GARDEN

This is a good size, it has fencing and hedging to the perimeters, there is a large paved patio and sitting area which extends across the rear elevation, and enjoys a beautiful Southerly aspect and therefore perfect for the summer months, this leads onto a long lawn which gives an outlook over open fields to the rear. External tap, external power & 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 B

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.

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