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EXTENDED 3 BEDROOM DETACHED HOUSE / MODERN LAYOUT WITH A LARGE OPEN PLAN LIVING DINING KITCHEN / GROUND FLOOR WC & MODERN BATHROOM / GAS CENTRAL HEATING VIA A COMBI BOILER / GATED PARKING / ENCLOSED REAR GARDEN / LOVELY POSITION ON THE ROADWAY / NO CHAIN / EARLY VIEWING ESSENTIAL //

Smartly presented throughout, an extended 3 bedroom detached house with a large rear extension creating a large open plan L shaped living dining kitchen. The accommodation benefits from gas central heating via a modern combination type boiler, pvc double glazing and briefly comprises: Entrance hall with a gf wc off, spacious front facing lounge, a large living/dining/ kitchen, first floor landing, 3 bedrooms and a bathroom with a modern white suite and shower. Outside are attractive gardens, gated off road parking, plus a carport. Popular roadway within Adwick, close to amenities, local shops and the school plus the A1 Redhouse Interchange. Priced to sell, therefore early viewing is recommended.

ACCOMMODATION

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

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, a central ceiling light and door to the ground floor wc.

GROUND FLOOR WC

This is fitted with a modern 2 piece white suite comprising of a low flush wc, wash basin inset to vanity unit, central heating radiator, modern diamante style waterproof walling, vinyl flooring and a pvc double glazed window.

LOUNGE

18'2" max x 13'8" max (5.54m max x 4.17m max)
An attractive front facing reception room which has a deep pvc double glazed bay window to the front, 2 central heating radiators, 2 ceiling lights, 2 wall lights and coving to the ceiling.

OPEN PLAN 'L' SHAPED LIVING/DINING KITCHEN

21'0" max x 17'0" max (6.40m max x 5.18m max)
This is a contemporary styled layout, it is fitted with modern high and low level units finished with a contrasting work surface. There is a free standing electric cooker with an extractor fan above, plumbing for an automatic washing machine and room for a dishwasher along side. There are further domestic appliance recesses suitable for a fridge

freezer etc. There is a real wood flooring, 2 x pvc double glazed windows, pvc double glazed double opening doors which lead out into the rear garden and a further pvc double exterior door. There is inset spot lighting to the ceiling, a built-in understairs storage cupboard which also houses the fuse box.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space with a retractable ladder, ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

12'9" x 9'7" (3.89m x 2.92m)

This is a large double room which has a pvc double glazed window to the front, central heating radiator, coving and a central ceiling light.

BEDROOM 2

9'8" x 9'0" (2.95m x 2.74m)

A good sized second double bedroom which has a pvc double glazed window to the rear, central heating radiator, coving and a ceiling light.

BEDROOM 3

9'8" x 7'0" (2.95m x 2.13m)

A comfortable single, it has a pvc double glazed window, a central heating radiator, coving, central ceiling light and a built-in cupboard which houses a Worcester gas fired combination type boiler which supplies domestic hot water and central heating systems.

HOUSE BATHROOM

This is fitted with a modern 3 piece white suite comprising of a panelled bath with a mixer shower plus a separate independent electric shower over with a glazed shower screen, a pedestal wash hand basin and a low flush wc. There is modern tiling to the walls and floor, a pvc double glazed window, chrome towel/radiator, inset spot lighting to the ceiling and an extractor fan.

OUTSIDE

To the front of the property there is a driveway which provides car standing, from here heavy security type gates lead to a carport which in turn opens into the rear garden.

REAR GARDEN

The rear garden itself is a good size, is mainly lawned with paved patio and sitting area, ornamental flower beds and borders stocked with a variety of shrubs and plants, there is also a useful composite style tool 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. New Boiler

as of October 2021. The boiler has a Worcester Bosch Guarantee until 2033.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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

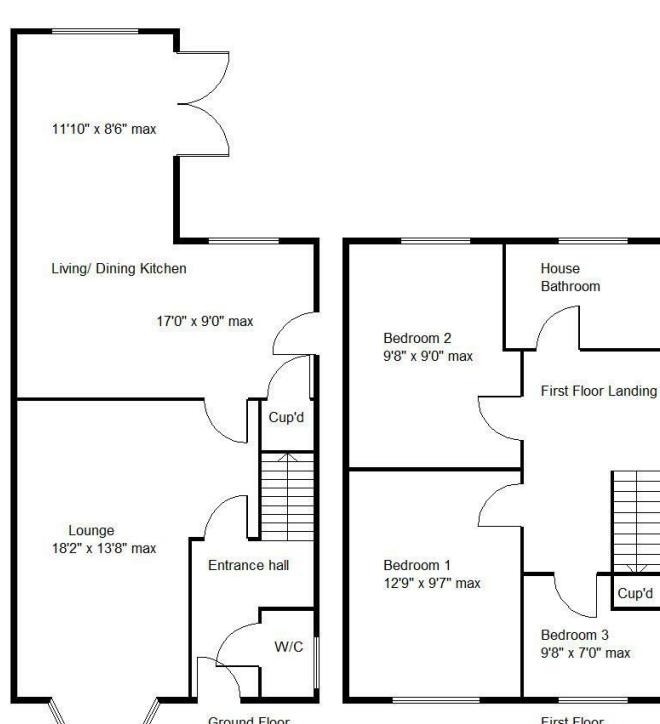
a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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		83
(81-91)	B		69
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	