



14 Kiplin Drive, Norton, Doncaster, DN6 9GD

Asking Price £425,000

Only by internal inspection can the Executive nature of this property be truly appreciated. Situated within the much sought after semi rural village of Norton is this stunning four bedroom, double en suite family home. With numerous reception rooms offering flexible living accommodation, the property enjoys good size rear gardens which offers outside entertainment areas. Situated upon this quite cul de sac location an early viewing is essential.

Merryweathers

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Material Information

Council Tax Band - E

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway



This impressive hallway is approached via the front entrance door, central heating radiator and stairs rising to the first floor accommodation and useful storage areas.

Gym Area 9'0" x 13'9" (2.75 x 4.21)



With central heating radiator and opening leading to the games room.

Games Room / Snug 16'11" x 16'5" (5.17 x 5.01)



With front facing double glazed window and Velux window, with central heating radiator, entered via the Gym area.

Office 8'4" x 6'11" (2.55 x 2.12)



With front facing upvc window and central heating radiator

Dining Family Kitchen 17'3" x 19'10" (5.28 x 6.07)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a gas hob with separate double oven and integrated items to include a fridge and freezer and

dishwasher. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the utility room. The dining space extends into a rear facing bay window. With patio doors leading to the rear garden.

Lounge 11'8" x 17'0" (3.56 x 5.20)



With a rear facing upvc french doors, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Utility

Incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a range of wall, base and drawer units, hosting the central heating boiler and side entrance door.

Downstairs WC

With low flush WC and wash hand basin, with central heating radiator.

Principal Bedroom 11'9" x 13'8" (3.60 x 4.19)



Stunning Master Suite with front facing upvc window, leading to walking wardrobe and en suite facility. With fitted wardrobes and central heating radiator.

En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator.

Bedroom Three 11'10" x 9'8" (3.63 x 2.96)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 12'7" x 9'11" (3.84 x 3.04)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes, leading to en suite.

En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator .

Bedroom Four 9'9" x 9'11" (2.98 x 3.03)



With a front facing upvc window, a range of wardrobes and central heating radiator.

Family Bathroom



Hosting a four piece suite comprising of a panelled bath with separate thermostatic shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

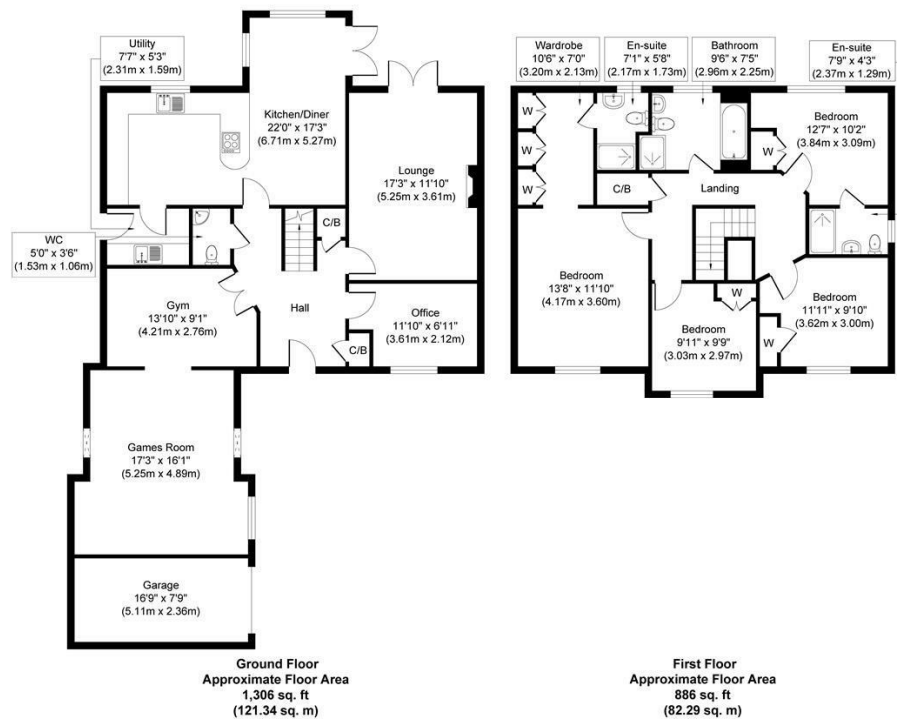
Secured by single up and over door, hosting power and lighting.

External



To the front is a driveway providing off road parking for more than one vehicle. To the rear is an impressive family garden, hosting laid to lawn gardens and patio areas, one of which hosts a pergola with fitted bar area. The rear also hosts a hot tub area, which may be included within the purchase.

Floor Plan

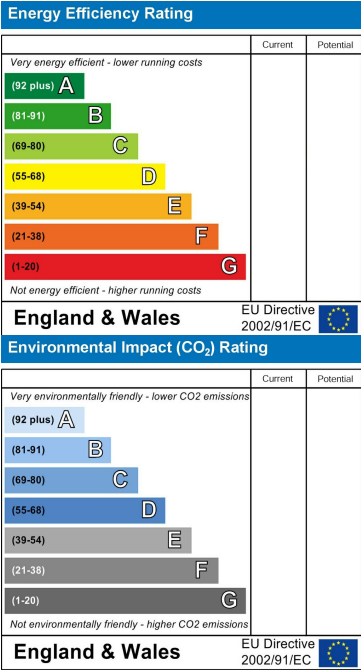


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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