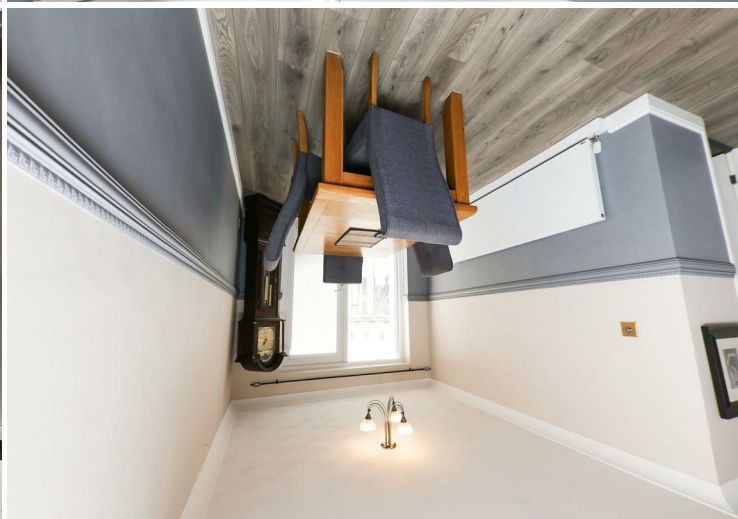
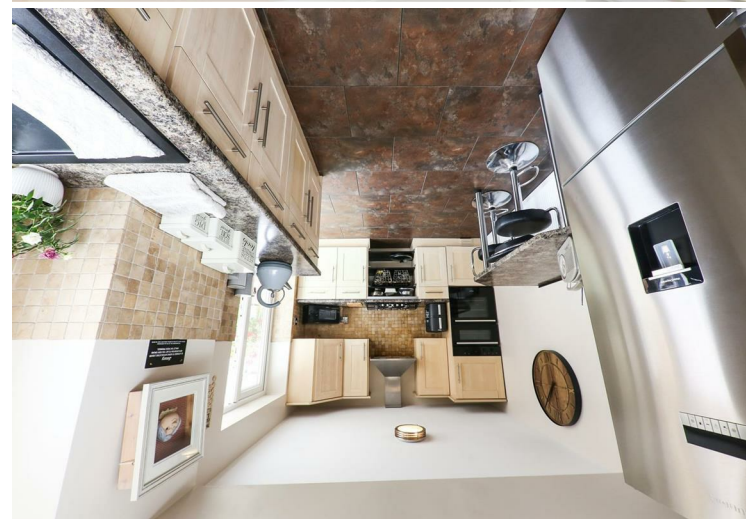
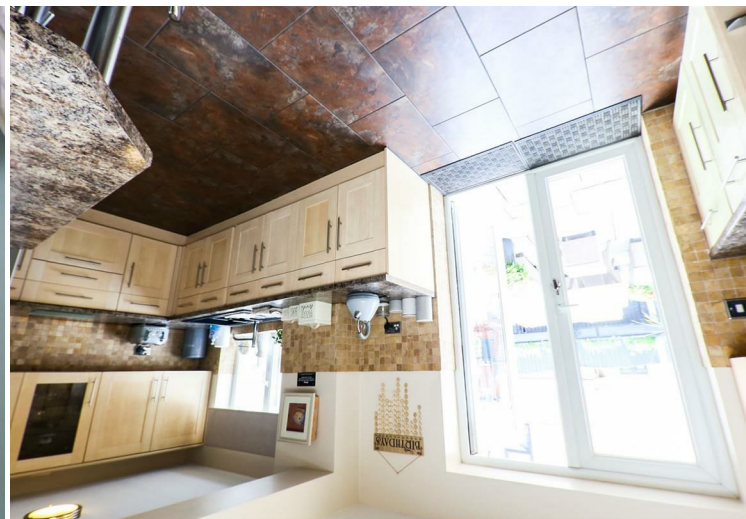
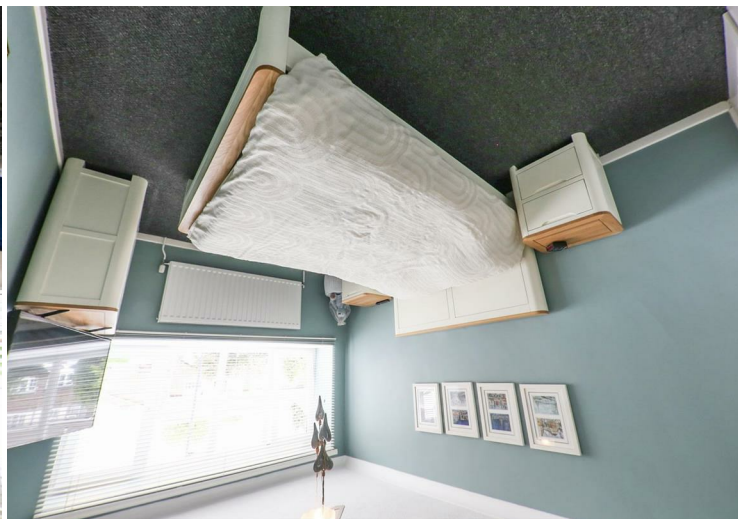




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Farringdon Drive, New Rossington, Doncaster, DN11 0UT
Offers Around £210,000

AMAZING CORNER PLOT / IMMACULATE, EXTENDED 3 BEDROOMED SEMI / LARGE BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES / OPEN PLAN LIVING SPACE / PVC CONSERVATORY / AMPLE PARKING & GARAGE / NO UPWARD CHAIN / VIEWING A MUST //

It's rare to find a large corner plot like this, therefore an early viewing is recommended on this extended 3 bedroom semi. It offers a lot of outside space with enclosed gardens, ample parking and a garage. The property benefits from a gas central heating system via a combi type boiler, pvc double glazing and briefly comprises: Entrance Hall, large open plan living space, a lovely pvc double glazed conservatory and an extended breakfast kitchen with integrated appliances. First floor landing, 3 bedrooms and a modern bathroom. Outside, the property stands on a lovely corner plot, all enclosed with ample off road parking and a brick garage. The side and rear gardens are all enclosed with a feature paved patio and sitting area. Very popular location, ideally positioned for local amenities, schools and transport links. Early viewing is definitely recommended.

ACCOMMODATION

A canopy gives shelter to a PVC double glazed entrance door and leads into the entrance hall.

ENTRANCE HALL

This has a modern laminate floor covering, a central heating radiator, coving to the ceiling and a central ceiling light.

OPEN PLAN LIVING SPACE

26'0" max x 15'9" max (7.92m max x 4.80m max)

This is a large open plan family area, there is a PVC double glazed bay window to the front, a feature fireplace with an electric fire inset, a staircase to the first floor accommodation, a built in understairs storage cupboard, central heating radiator, two ceiling lights and a broad opening which continues through into a dining area. There is a further central heating radiator, a continuation of the laminate flooring, coving to the ceiling and a central ceiling light. To the far end of the dining area, double doors open and lead into a pvc conservatory.

PVC CONSERVATORY

9'9" x 9'1" (2.97m x 2.77m)

This is pvc double glazed including pvc double glazed double opening doors which gives access into the rear garden, tiled flooring and power laid on.

EXTENDED BREAKFAST KITCHEN

17'0" x 8'9" (5.18m x 2.67m)

This is probably better demonstrated by the floor plan and photographs. It is a particularly good size, probably double its original size. It is fitted with a range of high and low level units, finished with a rolled edge work surface. There is an inset five ring gas hob including a wok burner with an extractor hood above

combination type boiler which supplies the domestic hot water and central heating systems. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton

and an integrated double oven. There is a 1½ bowl composite style sink with a mixer tap, space for a tall fridge freezer. The work surface extends to provide a breakfast bar and two central ceiling lights, a central heating radiator, a pvc double glazed window and a pvc double glazed double opening doors which give access into the rear garden and a tiled floor covering.

FIRST FLOOR LANDING

From here there is a PVC double glazed window, coving to the ceiling, a ceiling light, a air ventilation system, (details to follow) and a door to a tall cupboard which houses a gas fired combination type boiler which supplies the domestic water and central heating systems.

BEDROOM 1

12'7" plus robes x 9'6" (3.84m plus robes x 2.90m)

A good size double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a built-in double wardrobe, coving to the ceiling and a central ceiling light.

BEDROOM 2

10'9" plus robes x 9'6" max (3.28m plus robes x 2.90m max)

This has a PVC double glazed window with an outlook to the rear, a central heating radiator, coving to the ceiling, a double built-in wardrobe and a central ceiling light.

BEDROOM 3

9'9" max x 6'1" max (2.97m max x 1.85m max)

A single sized bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and a ceiling light. There is also a built-in wardrobe style cupboard over the top of the stair bulkhead.

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

HOUSE BATHROOM

This is fitted with a modern white suite that comprises of a panelled bath with an independent electric shower over including a glazed shower screen, a pedestal wash hand basin and a low flush WC. A contemporary style tall chrome towel rail/radiator, tiling to the four walls, a PVC double glazed window, ceiling light and a vinyl floor vinyl covering.

OUTSIDE

The property stands on a particularly good sized and well enclosed corner plot. There is a walled front garden with a brick pillared entrance leading on to a paved parking area which continues and leads to an attached brick garage. The remainder of the front is lawned with brick walling to the perimeter.

BRICK GARAGE

16'0" x 9'2" (4.88m x 2.80m)

Power and light laid on, a personnel side door and window.

REAR GARDEN

The rear garden is well maintained, it has concrete posts and timber fencing to the perimeters, a large paved patio and sitting area which extends around to the side with a further lawn beyond.

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 via a

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

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

