



33 Horton View, Doncaster , DN3 1SD
Offers In Excess Of £240,000 Freehold



Horton View, Kirk Sandall

3 Bedrooms, 1 Bathroom

Offers In Excess Of £240,000

- Available Chain Free
- Detached Property
- Three bedroom
- Spacious kitchen/ living area
- Second Sitting Room
- Garage and Driveway
- Quiet Cul-De-Sac

Available Chain Free

This well-presented three-bedroom detached property is situated in a quiet cul-de-sac location and benefits from a garage and driveway, providing ample off-road parking.

The accommodation briefly comprises a good-sized living room featuring a bay window, creating a bright and

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welcoming space. The kitchen/family area offers an excellent hub for family life, with easy internal access to the garage and French doors leading out to the garden. A ground floor WC completes the downstairs layout.

To the first floor, the master bedroom benefits from fitted wardrobes and access to the Jack and Jill bathroom, which can also be accessed from the landing. There are two further bedrooms, both with fitted wardrobes.

Ideally located close to local amenities and within walking distance of the train station, this property offers both convenience and comfort.

Early viewing is highly recommended.

LIVING ROOM 14' 10" x 10' 10" (4.54m x 3.31m) A good-sized front-facing living room featuring a bay window and an attractive feature fireplace with gas fire, creating a bright and welcoming space.

KITCHEN / LIVING AREA 15' 1" x 17' 3" (4.62m x 5.27m) The open-plan kitchen/living space provides a fantastic family area. The kitchen is fitted with stylish green wall and base units, complemented by wood-effect worktops, offering ample storage space. Integrated appliances include an oven, gas hob, extractor hood, and dishwasher, with additional space for a large fridge/freezer.

The room comfortably accommodates a dining table and a second sitting area, making it ideal for modern family living. French doors open out to the garden, while internal access to the garage adds further convenience.

WC 4' 6" x 2' 11" (1.38m x 0.91m) Ground floor wc with wash basin

BEDROOM 10' 11" x 9' 8" (3.35m x 2.95m) The master bedroom benefits from built-in wardrobes and additional storage, with direct access to the bathroom,

offering added convenience.

BEDROOM 9' 6" x 6' 6" (2.92m x 1.99m) Second double bedroom with built in wardrobes.

BEDROOM 8' 6" x 7' 1" (2.60m x 2.16m) Third bedroom with built in wardrobes.

BATHROOM 8' 10" x 7' 4" (2.71m x 2.25m) The bathroom is designed in a Jack and Jill style, with access from both the landing and the master bedroom. This is a spacious bathroom, fitted with a white three-piece suite and a walk-in shower.

GARAGE 16' 9" x 8' 2" (5.11m x 2.51m) The garage has plumbing for a washing machine and dryer.

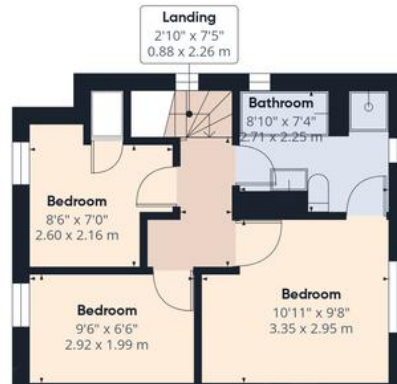








Ground Floor



Approximate total area⁽¹⁾
946 ft²
87.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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