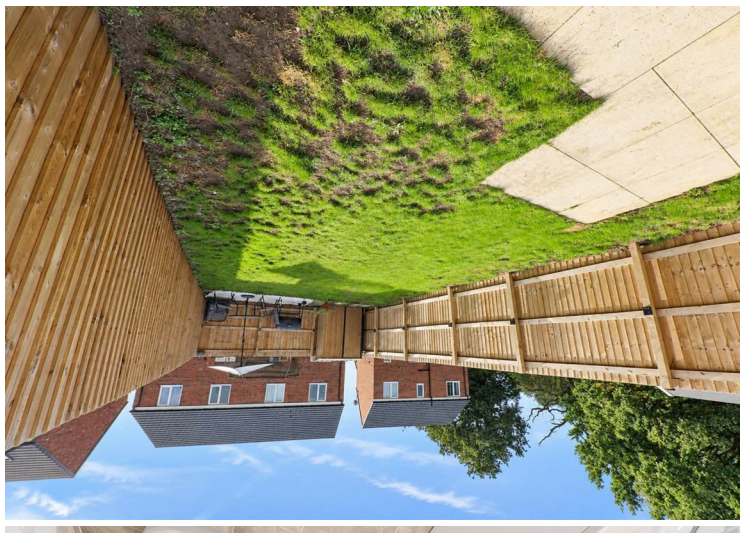
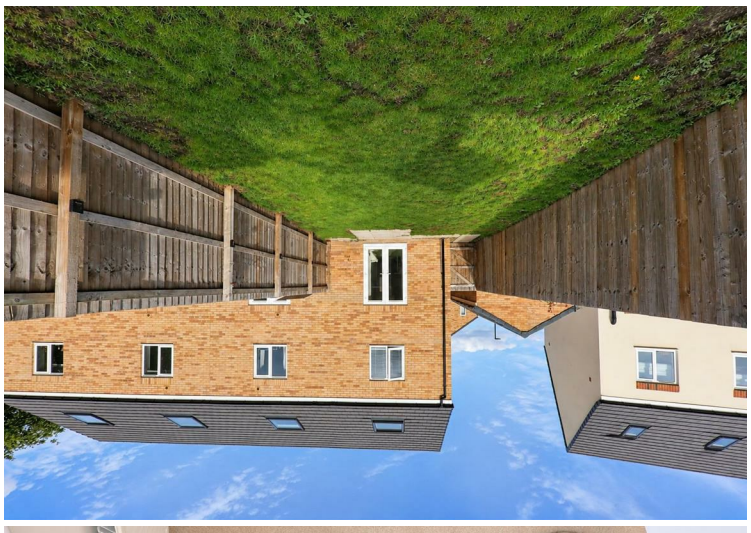









horton knights of doncaster

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**Dutchman Way, Doncaster, DN4 7FY**
**Offers Over £190,000**

**IMMACULATE 3 STOREY, 3 BEDROOM END HOUSE / BEAUTIFUL CONTEMPORARY STYLING / LARGE OPEN PLAN GROUND FLOOR LIVING WITH GARDEN DOORS / MODERN KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / HUGE MAIN BEDROOM ON THE TOP FLOOR / VERY POPULAR ESTATE / 2 OFF ROAD PARKING SPACES / FIRST TO VIEW WILL BUY //**

Located on the popular development on the fringe of Bessacarr, an immaculate 3 bedroom contemporary styled 'end' town house which offers stylish living over three floors. The property benefits from a modern GCH system via a combi boiler, pvc double glazing and briefly comprises: An entrance hall into a large modern open plan living/ dining/ kitchen, perfect for everyday living and entertaining, plus a ground floor WC. On the first floor there are 2 good sized bedrooms and a lovely modern white bathroom with the benefit of a window, as it's an end town house. On the top floor is a lovely large main bedroom, with two windows giving roof top views plus has a range of fitted wardrobes. To the front there are two parking spaces, a side gate into the rear garden, The development is well placed with access to local amenities, schools, transport links and leisure facilities at Lakeside. Priced to sell. FIRST TO VIEW WILL BUY.

**ACCOMMODATION**
A canopy gives shelter to a composite type double glazed entrance door which leads into the property's entrance hall.

**ENTRANCE HALL**
This has a staircase leading to the first floor accommodation, a central ceiling light, central heating radiator and a smoke alarm. A door leads through into a beautiful open plan living dining kitchen.

**OPEN PLAN LIVING DINING KITCHEN**
**22'11" x 20'11" (6.99m x 6.38m)**
This is probably better demonstrated by the photographs and the floor plan. The kitchen is fitted with a range of modern high and low level units finished with a light grey cabinet door with a contrasting gold coloured handle. There is a four ring gas hob with a stainless steel splash back and an extractor hood above with an integrated oven beneath. There is also an integrated fridge freezer and an integrated dishwasher and washing machine. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. The work surface extends to provide a breakfast bar which creates a natural room divide. There is an attractive laminate style flooring which is continued throughout, a double panel central heating radiator, and a useful understairs storage cupboard.

This opens into the living area where there are two PVC double glazed double opening doors which open out onto a 'Southerly' facing rear garden. A double panel central heating radiator, central ceiling light and a door to a ground floor WC.

**GROUND FLOOR WC**
This is fitted with a modern two-piece white suite that comprises of a low flush WC, corner wash hand basin, vinyl flooring, extractor fan, ceiling light and a central heating radiator.

**FIRST FLOOR LANDING**
**10'9"' x 2'11"' (3.28' x 0.90')**
There is central ceiling light, smoke alarm and doors to the bedrooms and bathroom.

**BEDROOM 2**
**12'0" max x 7'9" max (3.66m max x 2.36m max)**
A lovely second double bedroom. It has feature panelling, a PVC double glazed window, central heating radiator and a central ceiling light.

**BEDROOM 3**
**10'0"' x 7'10"' (3.07' x 2.41')**
This is presently used as a dressing room. It has two PVC double glazed windows to the front, a central heating radiator, central ceiling light and a large built-in double wardrobe.

**HOUSE BATHROOM**
This is fitted with a three piece white suite comprising of a panelled bath with a mixer shower over including a glazed shower screen, a pedestal wash hand basin and a low flush WC. There is modern tiling to the bathing areas, matching vinyl floor covering, a PVC double glazed window, extractor fan and a central ceiling light.

**TOP FLOOR LANDING**
There is a ceiling light, smoke alarm, a tall built-in storage cupboard and a door which continues through into the main bedroom.

**MAIN BEDROOM**
**16'4"' x 9'0"' (4.99' x 2.76')**
A good sized double bedroom. It has two double glazed Velux windows to the front and rear elevations allowing the room a good amount of natural light, a double panel central heating radiator, a range of fitted bedroom furniture, ceiling light and an access point into the loft space.

**OUTSIDE**
To the front there are two car parking spaces side by side, plus a pathway which gives gated access into the property's rear garden.

**REAR GARDEN**
A lovely rear garden where there is a small paved patio and sitting area which extends onto a lawn with a further patio area to the far end, a useful shed along and an external water tap.

**AGENTS NOTES:**
TENURE - FREEHOLD ESTATE CHARGE: £ per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2023.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 2023.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 900 mbps and upload speeds of up to 110 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.

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.

