

sales
lettings
and service

horton knights of doncaster



9 Cavalier Court, Woodfield plantation, Doncaster, DN4 8TW
Price £325,000

4 BEDROOM, 3 BATHROOM DETACHED HOUSE / SPACIOUS GROUND FLOOR LIVING INCLUDING OPEN-PLAN KITCHEN / LARGE CONSERVATORY/ 4 GOOD SIZED BEDROOMS / 3 BATHROOMS, INCLUDING 2 EN-SUITES / GARAGE AND DRIVEWAY FOR PARKING / ATTRACTIVE REAR GARDEN / DESIRABLE LOCATION / MUST VIEW PROPERTY //

Offered with no upward chain, a large 4 bedroom, 3 bathroom detached family home. The accommodation offers a perfect blend of modern living and practicality. It has pvc double glazing, gas central heating and briefly comprises: Entrance hall with a ground floor wc off, a welcoming lounge, a further sitting/ dining area, conservatory and a generous modern fitted open-plan kitchen diner. Upstairs, there are 4 bedrooms, the main bedroom includes an en suite, two bedrooms share a Jack and Jill bathroom, and there is an additional family bathroom. Outside, the property benefits from a driveway, garage, and an attractive rear garden, making it ideal for growing families seeking comfort and space. Very desirable estate with great connectivity via the M18/A1. Early viewing recommended.

ACCOMMODATION

A double glazed entrance door with a double glazed side screen which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with a built-in understairs storage cupboard, a modern laminate flooring, central heating radiator, coving and ceiling lights. There is also an internal door into the garage.

FRONT FACING LOUNGE

18'4" x 12'0" (5.59m x 3.66m)

An attractive and good size reception room. It has a feature fireplace, a broad pvc double glazed bay window to the front, coving to the ceiling, matching wall lights and ceiling lights, 2 x central heating radiators and double doors lead into a sitting room or separate dining room.

SITTING ROOM OR SEPARATE DINING RM

12'0" x 11'5" (3.66m x 3.48m)

This has a central heating radiator, coving to the ceiling, central ceiling light and double opening pvc double glazed doors which lead into a conservatory.

CONSERVATORY

13'0" x 9'3" (3.96m x 2.82m)

This has pvc double glazing including pvc double glazed double opening doors which lead out onto a composite decked patio and rear garden. The conservatory is finished with a tiled floor covering, an electric heater and a central ceiling light.

BREAKFAST KITCHEN

17'1" x 13'11" (5.21m x 4.24m)

This is fitted with a range of high and low level units finished with a white cabinet door, a contrasting work surface, integrated appliances include a five ring gas hob with a wok burner, extractor hood and an integrated double oven. There is also an integrated fridge/freezer, integrated dishwasher and an

integrated washing machine. There is a white porcelain sink with mixer tap, inset spotlighting to the ceiling, tiled flooring, central heating radiator, two pvc double glazed windows with an outlook into the rear garden.

GROUND FLOOR WC

This has a white two piece suite comprising of a low flush wc, wash hand basin, central heating radiator, tiled flooring, pvc double glazed window and a ceiling light.

FIRST FLOOR LANDING

There is an access point into the loft space, central heating radiator and a built-in cupboard which houses a Worcester gas fired combination type boiler. There is coving to the ceiling and a central heating radiator.

PRINCIPLE BEDROOM

14'9" x 13'6" (4.50m x 4.11m)

This is a good size double bedroom, it has a pvc double glazed window to the front, built-in wardrobes, a further walk-in style wardrobe with hanging rail and a central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a suite that comprises of a shower enclosure, wash hand basin and a low flush wc. There is tiling to the bathing areas and splashbacks, a pvc double glazed window, tiled flooring, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2

11'5" x 9'8" (3.48m x 2.95m)

A double bedroom, it has a pvc double glazed window to the rear, fitted wardrobes, central heating radiator, ceiling light and a door which gives access to a shared en-suite.

SHARED EN-SUITE SHOWER ROOM

This has a shower enclosure, wash hand basin, low flush wc, pvc double glazed window, an extractor fan, tiled flooring and a central heating radiator.

BEDROOM 4

9'4" x 7'9" (2.84m x 2.36m)

This has a pvc double glazed window to the rear, central heating radiator, built-in wardrobe to the recess and also shares the en-suite with bedroom 2.

BEDROOM 3

8'11" x 8'6" (2.72m x 2.59m)

This has two pvc double glazed windows to the front, central heating radiator, built-in wardrobes and a central ceiling light.

HOUSE BATHROOM

This is fitted with a white suite comprising of corner bath, a pedestal wash hand basin and a low flush wc. There is a pvc double glazed window, chrome towel rail/radiator, extractor fan, inset spotlighting to the ceiling and tiled flooring.

OUTSIDE

The property stands at the end of a cul-de-sac nicely positioned, it has a large tarmac driveway offering ample parking and in turn leads to an integral garage.

REAR GARDEN

This is enclosed and has timber fencing to the perimeters, there is a small composite decked patio, a further paved patio area and a lawn.

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. Age of boiler TBC.

COUNCIL TAX - Band E

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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.

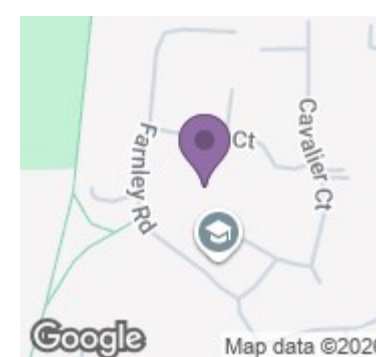
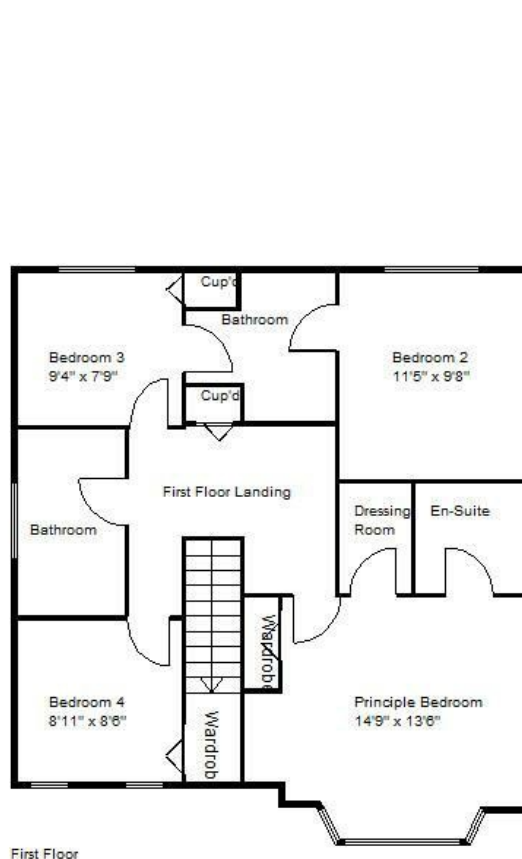
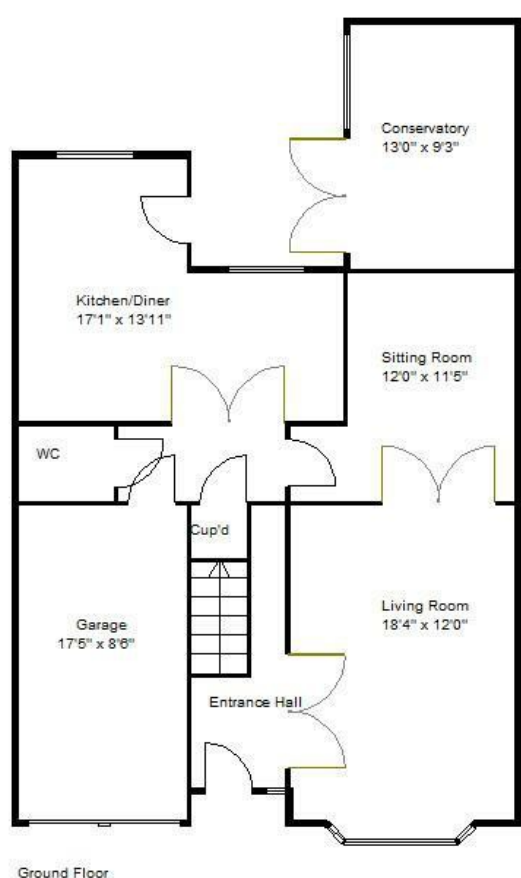
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
England & Wales	EU Directive 2002/91/EC	