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Norbreck Crescent, Warmsworth, Doncaster, DN4 9QT

Offers Over £245,000

3 BEDROOM DETACHED HOUSE / CORNER PLOT WITH 2 GARAGES TO THE REAR / LOVELY ROADWAY ON THE FRINGE OF OPEN COUNTRYSIDE / REAR GARDEN ROOM AND UTILITY ROOM EXTENSION / NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED //

Located on this sought after estate on the fringe of open countryside, an extended 3 bedroom detached house. The house now enjoys the addition of a garden room and a utility room extension to the rear. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance porch into a larger hall, a front facing lounge, separate dining area, breakfast kitchen, utility room and a garden room. On the first floor there is 3 bedrooms and a bathroom. Outside are larger corner gardens, with an access to the rear, where there are two garages, and ample gated parking. There is potential to extend, subject to planning permission. Warmsworth benefits from a range of local shops, a well regarded school plus very easy access to the A1 and motorway networks. Viewing recommended.

#### ACCOMMODATION

There are two timber casement double opening doors which lead into the entrance porch.

#### ENTRANCE PORCH

The entrance porch is finished with a quarry tiled floor and a glazed interior door leads through into the entrance hall.

#### ENTRANCE HALL

This has a staircase leading to the first floor accommodation with a built-in understairs storage cupboard, central heating radiator, coving, central ceiling light and door into the lounge.

#### LOUNGE

13'1" x 12'9" (3.99m x 3.89m)

An attractive front facing reception room, it has a broad pvc double glazed window to the front, central heating radiator, a feature fireplace with a gas fire inset, coving and a central ceiling light. Double doors from here lead into a separate dining room.

#### DINING ROOM

11'2" max x 10'0" max (3.40m max x 3.05m max)

A lovely second separate reception room, it has a timber casement double glazed window with an outlook to the garden, a central heating radiator, coving and a central ceiling light. A door from here leads into the kitchen which can also be accessed directly from the entrance hall.

#### KITCHEN

11'1" max x 8'9" max (3.38m max x 2.67m max)

This is fitted with a range of high and low level units finished with Oak coloured cabinet doors with a contrasting work surface over. There is a composite style 1½ bowl sink with mixer tap, four ring gas hob with an extractor hood above, integrated double oven, a pvc double glazed window. The work surface extends to provide a breakfast bar with eye level glazed display cabinets, feature decorative beams, ceiling light, vinyl flooring and a timber casement door which leads into a separate utility room.

#### UTILITY ROOM

7'9" x 7'3" (2.36m x 2.21m)

There is plumbing and space for a washing machine, tumble

dryer, fridge freezer etc. There are two pvc double glazed windows to the rear and side elevations, tiled floor covering, double glazed exterior door and a second door which leads into the garden room.

#### GARDEN ROOM

10'10" x 7'6" (3.30m x 2.29m)

This has a central heating radiator, laminate flooring, a lean-to style timber panelled roof, power and light laid on.

#### FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a central ceiling light, in-built cupboards which houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

#### BEDROOM 1 REAR

12'6" max x 10'8" (3.81m max x 3.25m)

A good sized double bedroom it has a pvc double glazed window with an outlook over the rear garden, central heating radiator, coving, fitted bedroom furniture and a ceiling light.

#### BEDROOM 2 FRONT

12'0" max x 11'9" (3.66m max x 3.58m)

This is a good sized second double bedroom, it has a pvc double glazed window to the front, central heating radiator, fitted bedroom furniture and a ceiling light.

#### BEDROOM 3

7'6" x 7'2" (2.29m x 2.18m)

This has a pvc double glazed window to the front, central heating radiator, coving and a central ceiling light.

#### HOUSE BATHROOM

This is fitted with a white suite which comprises of panelled bath with a mixer shower, pedestal wash hand basin and a low flush wc. There is tiling to the walls, laminate floor covering, pvc double glazed window, ceiling light fitment and double panelled central heating radiator.

#### OUTSIDE

The property stands on a larger corner plot, it has mature garden to the front, side and rear. Stocked with a good variety of

maturing shrubs and plants including ornamental pine trees and decorative flowering shrubs. A gated pathway leads along the side of the property where there is a further good sized garden. There is a greenhouse, hedging and fencing to the perimeter and continues into the rear garden.

#### REAR GARDEN

This is an attractive garden area with fencing and hedging to the perimeters and there are several ornamental pine trees, shrubs and plants, giving a nice outlook to the rear. The rear garden can be accessed courtesy of double gates and leads to two detached garages, one has an electric roller shutter door both with power and light laid on.

#### AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement double glazed windows and some PVC double glazing. Age of units various

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

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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

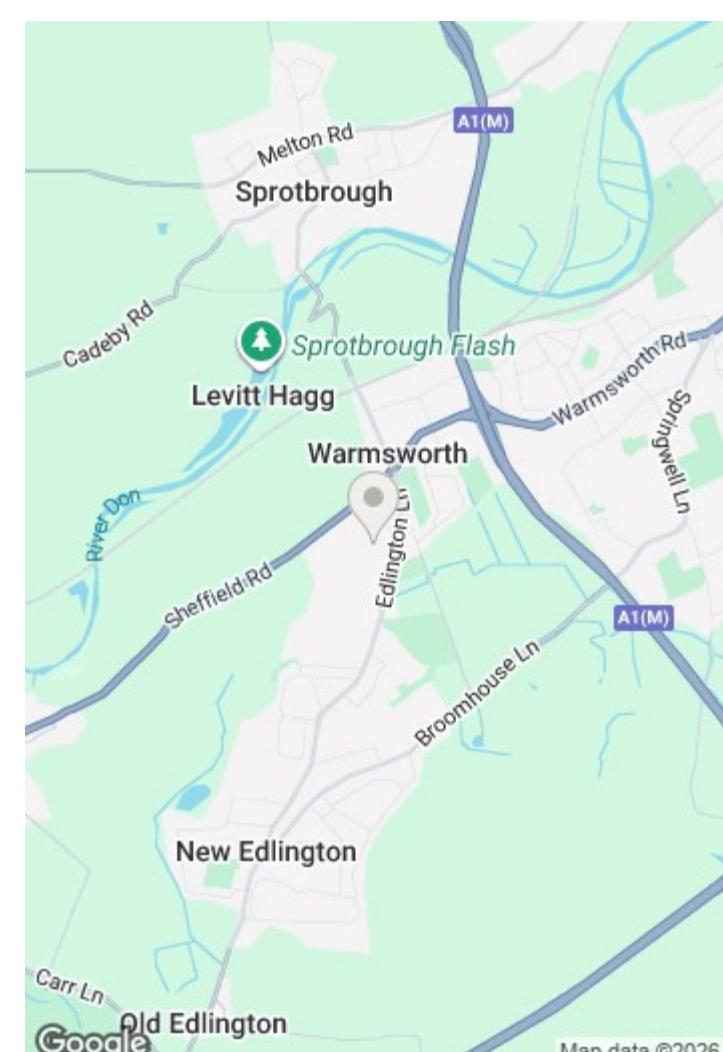
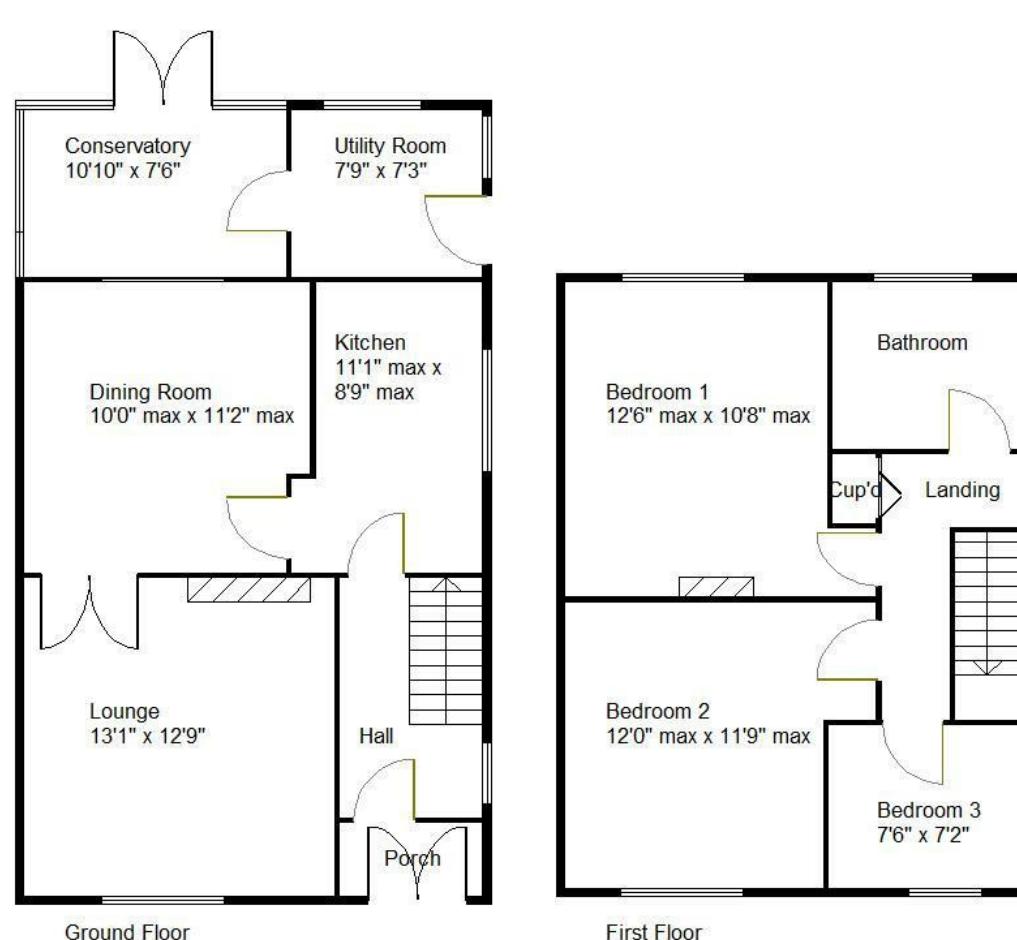
measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://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			
Very environmentally friendly - lower CO2 emissions			
(81-91)	A	77	
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	