



horton knights of doncaster

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Silica Court, Kirk Sandall, Doncaster, DN3 1EG  
Asking Price £220,000 - £235,000

**A GORGEOUS 3 BEDROOM DETACHED HOUSE / ATTRACTIVE CORNER POSITION / OPEN PLAN CONTEMPORARY STYLE DINING KITCHEN / INTEGRATED APPLIANCES / FEATURE BI-FOLD DOORS / GFWC & EN SUITE SHOWER ROOM / 2 CAR PARKING SPACES / EARLY VIEWING ESSENTIAL //**

Located on an attractive modern development, a contemporary styled 3 bedroom detached house with 2 parking spaces. The property has a gas radiator central heating via a combination boiler, PVC double glazing including bi-fold doors and briefly comprises: Entrance hall with W/C off, modern lounge with bi fold doors onto the rear garden, open plan dining kitchen with integrated appliances, a further utility cupboard, first floor landing, 3 good sized bedrooms, the main bedroom has an en suite shower room off plus a modern fully tiled house bathroom. Outside, there are front, side and rear gardens, an enclosed lawned rear garden, paved patio and two parking spaces. Well placed with access to local amenities within Kirk Sandall including a good variety of schools, shops, etc and the local train station, plus access to the M18/M180 and motorway networks. **VIEWING RECOMMENDED.**

**ACCOMMODATION**

A composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly finished it has a modern laminate floor covering, inset spot lighting to the ceiling, central heating radiator, smoke alarm and door to a utility cupboard which has plumbing for a washing machine and an extractor fan. A second door gives access into a ground floor wc.

**GROUND FLOOR WC**

This is all smartly finished with a modern white suite comprising of a low flush wc and wash hand basin. It has modern tiling to the splashbacks, co-ordinating laminate flooring, contemporary style towel rail/radiator, inset spot lighting and an extractor fan.

**LOUNGE**

An attractive rear facing reception room, it has a set of broad bi-fold doors which open and give access directly into the rear garden. There is a further pvc double glazed window to the side, a central heating radiator, central ceiling light, coving and a deep built-in understairs storage cupboard.

**DINING KITCHEN**

This is all smartly finished with a range of modern high and low level units finished with a rolled edge work surface. It has a single drainer 1½ bowl stainless steel sink unit with contemporary style mixer tap, a four ring induction hob, integrated double

oven, integrated dishwasher and integrated fridge and freezer. There are two pvc double glazed windows to the front and side elevations, a central heating radiator, continuation of laminate flooring, inset spot lighting to the ceiling and a pendant light over dining table. 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 and was serviced in December 2025.

**FIRST FLOOR LANDING**

This has an access point via a retractable loft ladder into a boarded loft space. There is a central heating radiator, pvc double glazed window, storage cupboard and doors to bedrooms and bathroom.

**BEDROOM 1**

**11'8" x 10'2" (3.56m x 3.10m)**

A large double bedroom it has a pvc double glazed window to the front, central heating radiator, central ceiling light and a door into an en-suite shower room.

**EN-SUITE**

This is all smartly finished with a modern suite which comprises of walk-in shower enclosure with modern tiling and rainfall style shower head, wash hand basin inset to vanity unit and a low flush wc. It has a pvc double glazed window, inset spot lighting, contemporary style towel rail and an extractor fan.

**BEDROOM 2**

**12'2" x 8'8" (3.71m x 2.64m )**

A great size second double bedroom it has a pvc double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

**BEDROOM 3**

**13'4" x 6'6" (4.06m x 1.98m )**

Presently displayed and used as a dressing room, it has a pvc double glazed window to the front, central heating radiator, modern vinyl flooring and a central ceiling light.

**HOUSE BATHROOM**

This is fitted with a modern 3 piece white suite which comprises of a panelled bath with a thermostatic shower over including a glazed shower screen, a wash hand basin and low flush wc. There is modern tiling to the four walls, co-ordinating floor tiles, contemporary style towel rail/radiator, pvc double glazed window, inset spot lighting and an extractor fan.

**OUTSIDE**

The property stands on an attractive corner plot with gardens to the front, side and rear. Directly to the rear of the property are 2 car parking spaces.

**REAR GARDEN**

This is all enclosed with fencing and walling to the perimeter, it has a separate pedestrian gate giving access. It is mainly lawned, there is a paved patio and sitting area which extends across the rear

elevation and a useful timber storage shed. Directly to the rear of the property there are two car parking spaces.

**AGENTS NOTES:**

TENURE - Freehold

ESTATE FEE - £207.54 per annum.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC, last serviced 2025.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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.

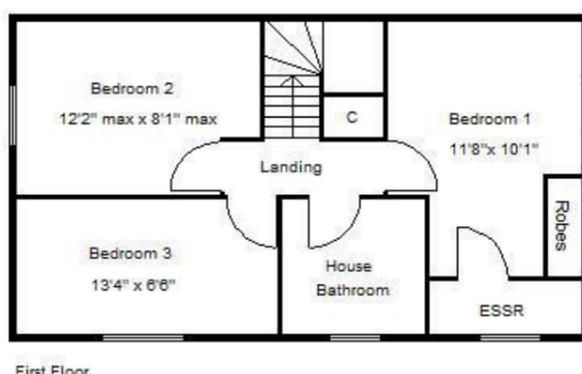
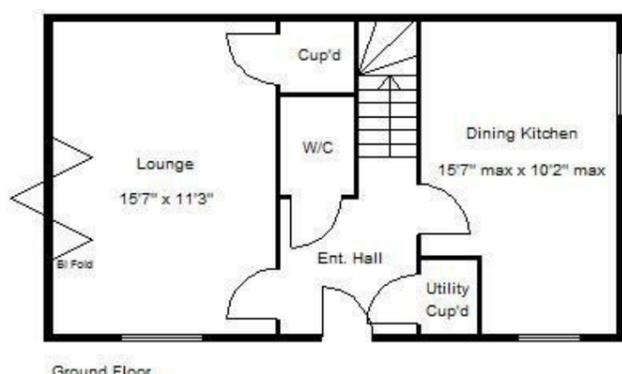
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to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 90        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 78                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |