

horton knights of doncaster

sales
lettings
and service



4 Grove Court, Marr, Doncaster, DN5 7AL
Asking Price £350,000

GORGEOUS 4 BEDROOM BARN CONVERSION / PVC DOUBLE GLAZED WINDOWS / CENTRAL HEATING / FRONT AND REAR GARDENS / AMPLE PARKING WITH GARAGE / OPEN PLAN DINING KITCHEN / MASTER BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE / LOVELY VILLAGE LOCATION WITH ACCESS TO AMENITIES AND TRANSPORT LINKS / MUST BE VIEWED TO BE APPRECIATED//

Viewers will not be disappointed, the accommodation lives up to expectations and more, including a large garage, 2 parking spaces plus additional storage. Internally it has been upgraded to create a modern contemporary living space without losing its character and charm. It has radiator central heating, PVC double glazing and comprises; open hall, a beautiful good sized lounge with PVC double doors, a large open plan living/ dining/ kitchen with a range style cooker, utility room and cloaks. First floor landing, 4 bedrooms, the master has walk in wardrobe area, and an en-suite shower room, plus a stunning house bathroom. Outside are front and rear gardens. Lovely unspoilt village with a pub/eatery, good access to the A1/M62/M18, putting Sheffield Leeds and Barnsley all within commuting distance.

ACCOMMODATION

An oak panelled entrance door gives access into a beautiful open hall.

OPEN HALL

This has a staircase leading to the first floor accommodation, a built-in understairs storage cupboard, there is a ceramic tiled floor, a PVC double glazed window to the front with Corian style stone coloured window sill, a double panelled central heating radiator and ornamental beams.

SITTING ROOM

18'4" x 13'1" (5.59m x 3.99m)

A beautiful room with a feature fireplace with an ornate oak over mantel, two PVC double glazed windows to the front and rear, modern timber effect flooring, a central heating radiator and inset spotlighting to the ceiling.

OPEN PLAN LIVING/ DINING/ KITCHEN

24'0" x 13'1" max (7.32m x 3.99m max)

All smartly finished with a range of modern high and low-level units, complimented with feature lighting, a Corian work surface with an undermounted sink, including a mixer tap, a range style cooker, an extractor hood, a deep recess suitable for an American style fridge freezer, matching shaker style removable island units with an oak topped surface, two PVC double glazed windows and two central heating radiators. Within the dining area there is a low level deep built-in storage unit with oak shelving, a continuation of the tiled flooring and a door opening into the utility room.

UTILITY ROOM

This is finished with a range of high and low-level units, a continuation of the tiled flooring, a PVC double glazed window, plumbing for automatic washing machine and a central ceiling light.

GROUND FLOOR WC

It is beautifully finished with a contemporary white suite comprising of a low flush WC, a wash basin inset to vanity unit, tiling to the half walls, a chrome style radiator/ towel rail, a PVC double glazed window and an inset ceiling light.

FIRST FLOOR LANDING

Having inset spotlighting to the ceiling, a PVC double glazed window, a central heating radiator, an access point into the loft space and a smoke alarm. An oak door leads into a stunning master bedroom.

PRINCIPLE BEDROOM

18'6" x 13'1" max (5.64m x 3.99m max)

A good sized double bedroom, it has two PVC double glazed windows to the front and rear elevations, a central heating radiator, modern timber LVT effect flooring and there is inset spotlighting with additional feature downlights. This has a cleverly designed full height feature wall which creates an open walk-in wardrobe, which is all beautifully finished with oak panelling.

EN-SUITE SHOWER ROOM

Having a large walk-in shower enclosure, a wash hand basin set into the vanity unit and a low flush WC. Tiling to four walls, a chrome towel rail / radiator, inset spotlighting to the ceiling, an extractor fan and a rainfall style shower head, tiled walls and contrasting tiled floor.

BEDROOM 2

11'11" x 10'2" (3.63m x 3.10m)

A lovely double bedroom which has a PVC double glazed window to the rear, a central heating radiator and inset spotlighting to the ceiling.

BEDROOM 3

10'2" x 9'1" (3.10m x 2.77m)

A double bedroom having a PVC double glazed window to the

rear, a central heating radiator and inset spotlighting to the ceiling.

BEDROOM 4

10'4" x 9'2" (3.15m x 2.79m)

There is a PVC double glazed window to the front, a central heating radiator and inset spotlighting.

BATHROOM

Fitted with a contemporary white beautifully contrasted with a stone coloured wall and floor tile. The suite comprises of a double ended bath with shower including a rainfall style shower head, a wall mounted wash basin and a low flush WC, a PVC double glazed window, extractor fan and a contemporary style radiator.

OUTSIDE

The property enjoys an attractive courtyard style setting where there is a front garden, two car parking spaces and a detached garage.

GARAGE

This has an up and over door plus power and light.

REAR GARDEN

To the rear there is a further enclosed garden, this has hedging, shrubs etc to the border, it is predominantly lawned and has access along and through and external lighting.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted via an LPG boiler.

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.

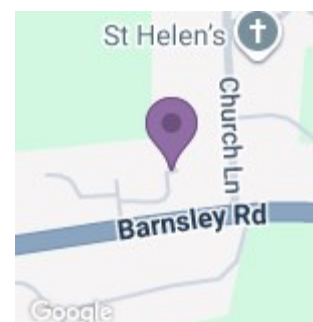
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any

part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

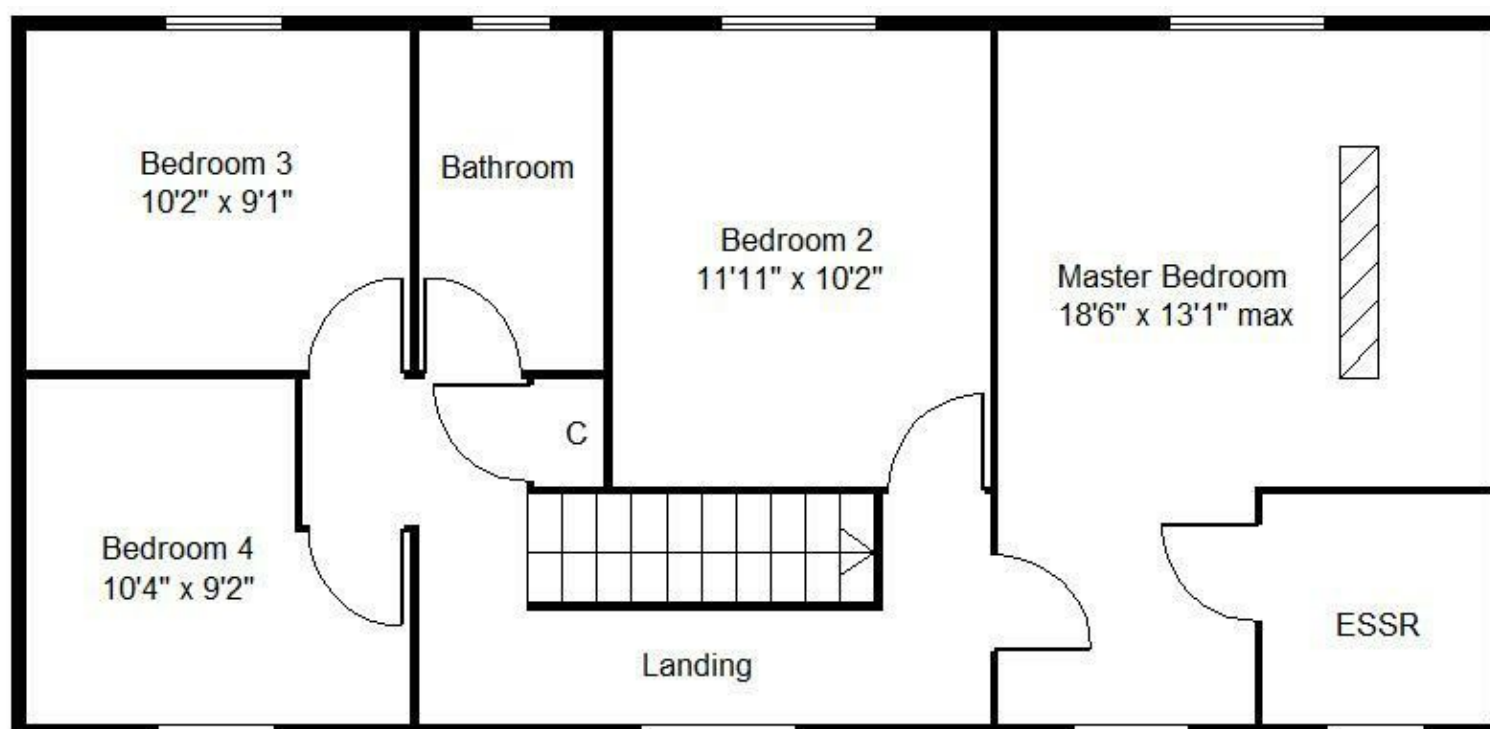
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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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		59	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor