



# horton knights

of doncaster

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**JUST LISTED.....ATTRACTIVE MODERN 3 BEDROOM SEMI-DETACHED HOUSE / WIDER PLOT WITH ADDITIONAL SIDE DRIVEWAY PARKING AND LARGER REAR GARDEN / MODERN ANTHRACITE COLOURED KITCHEN WITH INTEGRATED APPLIANCES / EN-SUITE SHOWER ROOM AND GROUND FLOOR WC / POPULAR DEVELOPMENT WITH GOOD ACCESS TO AMENITIES INCLUDING M&S, NEXT, ETC. / INTERNAL VIEWING RECOMMENDED //**

Located in this popular development, an attractive 3 bed semi-detached house with extra wide plot including additional parking and larger gardens. Gas central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, an attractive front facing lounge, open plan dining kitchen with double doors on to the rear garden, ground floor wc, first floor landing, 3 good sized bedrooms, the main bedroom has an en-suite shower room plus there's a house bathroom. Outside there are ample gardens, parking for 3 cars and is well placed for access to amenities including Wheatley Shopping Centre, the City Centre and the motorway network via the M18.

#### ACCOMMODATION

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

#### ENTRANCE HALL

This is finished with a wood effect vinyl style flooring, it has a cloaks cupboard, staircase to the first floor accommodation, central heating radiator, inset spotlighting and door to lounge.

#### LOUNGE

**13'10" x 12'2" (4.22m x 3.71m)**

An attractive front facing reception room it has a pvc double glazed window to the front, inset spot lighting, a central ceiling light and double panelled central heating radiator. A part glazed door to the rear gives access to the open plan kitchen.

#### OPEN PLAN DINING KITCHEN

**15'6" x 9'5" (4.72m x 2.87m)**

This is fitted with a range of modern high and low level units finished with an 'Anthracite' coloured cabinet door with contrasting roll edge work surface over. There is a composite type one and half bowl sink with stainless steel rinse type mixer tap. Integrated appliances include; a four ring gas hob with extractor hood above, oven, combination microwave, fridge/freezer, washing machine and dishwasher. It has feature pelmet lighting and inset spot lighting to the ceiling, a pvc double glazed window with outlook on to the rear garden, pvc double glazed double opening doors, double panelled central heating radiator, continuation of the wood effect flooring, a built-in understairs storage cupboard and door to the ground floor wc.

#### GROUND FLOOR WC

This is fitted with a modern 2 piece white suite comprising of a low flush wc and wash hand basin. There is tiling to half walls, coordinating floor tile, central heating radiator, extractor fan, inset spot lighting and wall mirror.

#### FIRST FLOOR LANDING

There is an access point into the loft space, smoke alarm, ceiling light and radiator concealed behind a radiator grille.

#### BEDROOM 1

**12'2" x 9'3" (3.71m x 2.82m)**

A good sized double bedroom it has a pvc double glazed window to the front, central ceiling light, recess suitable for wardrobes and door in to en-suite shower room.

#### EN-SUITE SHOWER ROOM

This is fitted with a modern 3 piece white suite comprising of a shower enclosure with mains plumbed thermostatic shower, wash hand basin and low flush wc. There is tiling to the shower area and half wall, contemporary style towel rail/radiator, pvc double glazed window, a fused shaver point, inset spot lighting to the ceiling and an extractor fan.

#### BEDROOM 2

**10'9" x 8'8" (3.28m x 2.64m)**

A smaller double bedroom, it has a pvc double glazed window to the rear and central heating radiator.

#### BEDROOM 3

**11'6" x 6'7" (3.51m x 2.01m)**

This has a pvc double glazed window to the rear and a central heating radiator.

#### HOUSE BATHROOM

This is fitted with a white suite which comprises of a panelled bath with glazed shower screen and a mains plumbed thermostatic shower, wash hand basin and low flush wc. It has modern tiling to the bathing area and splashbacks, contemporary style towel rail/radiator, extractor fan and inset spot lighting to the ceiling.

#### OUTSIDE

To the front of the property there is a lawned garden area with shrubs inset. It has a tarmac driveway to the front with an additional long tarmac driveway to the side which provides ample car standing for 2 - 3 cars.

#### REAR GARDEN

This is enclosed and has concrete posts and timber fencing to the perimeters, it has a large paved patio which extends across the rear elevation and continues along the side of the house. The remainder is all lawned, there is a useful timber storage shed.

#### AGENTS NOTES:

TENURE - FREEHOLD

MANAGEMENT FEE - Currently £109.00 per annum.

BUILDERS WARRANTY - There is the remainder of the original 10 yr NHBC warranty from 2021.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2021.

HEATING - Gas radiator central heating. Age of boiler

2021.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115 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. 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](http://www.hortonknights.co.uk)

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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