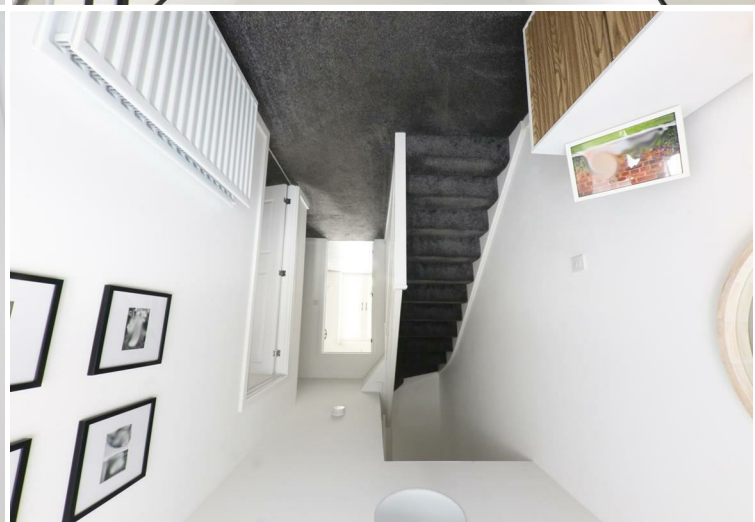
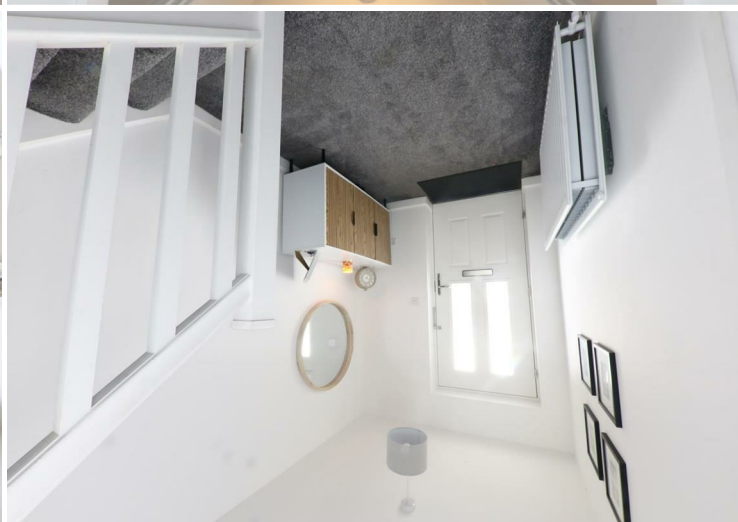
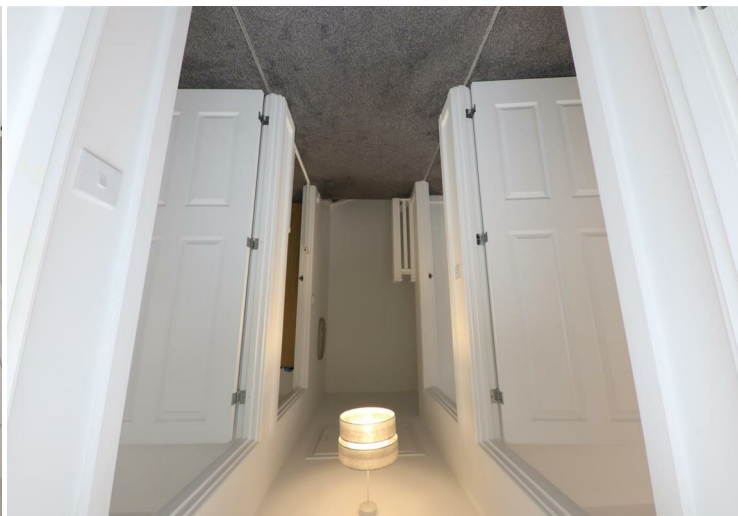
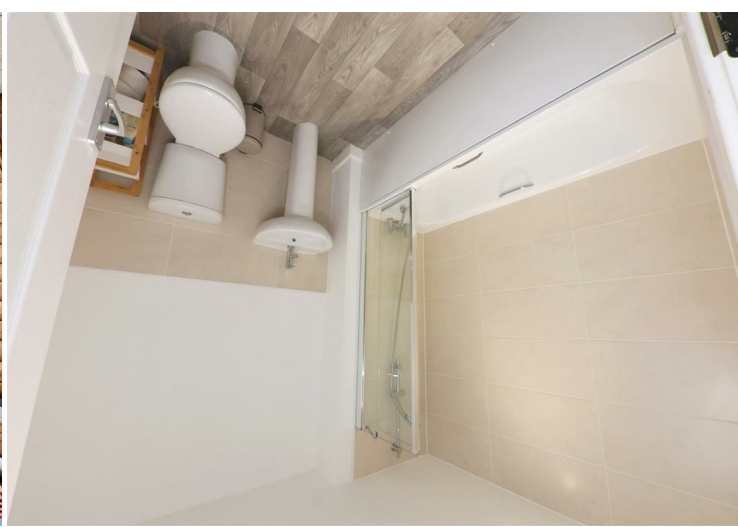




horton knights of doncaster

sales
lettings
and service



Daisy Drive, Sprotbrough, Doncaster, DN5 7FQ

Asking Price £300,000

JUST LISTED..... CALL TO VIEW. A PRISTINE 4 BEDROOM SEMI DETACHED HOUSE / HIGHLY DESIRABLE DEVELOPMENT / SPROTBROUGH VILLAGE / ONLY 2 YEARS OLD / BUILDERS 10 YR WARRANTY / GAS CH VIA A COMBI BOILER / PVC DG / 2 OFF ROAD PARKING SPACES & EV CHARGER / LARGE OPEN PLAN DINING KITCHEN WITH APPLIANCES / GF WC / 4 GOOD SIZED BEDROOMS / PRICED TO SELL / FIRST TO VIEW WILL BUY //

A simply beautiful and spacious four bedroom semi detached house set in one of Doncaster's most sought after residential villages. The accommodation on offer is set over two floors and benefits from PVC double glazing and gas fired central heating throughout and briefly comprises: Entrance hall, living room, ground floor W/C, open plan kitchen/ dining room, first floor landing, principal bedroom which is a lovely size double and three further well proportioned bedrooms and the primary bathroom. Outside the property is equally well catered for having two off street parking spaces to the front and the smart, enclosed rear garden. The property also has an EV charging point, solar panels and an 'A' rated EPC.

ACCOMMODATION

Full sales details are being prepared and will follow shortly - If you wish to arrange a viewing now please call our Doncaster Office 01302 760322

ENTRANCE HALL

LOUNGE

12'2" x 11'6" (3.71m x 3.51m)

DINING KITCHEN

18'9" x 10'7" (5.72m x 3.23m)

GROUND FLOOR W.C.

LANDING

PRINCIPAL BEDROOM

12'9" x 10'9" (3.89m x 3.28m)

BEDROOM 2

7'2 ext to 10'10" x 11'1 max (2.18m ext to 3.30m x 3.38m max)

BEDROOM 3

13'0 max x max x 7'9" (3.96m max x max x 2.36m)

BEDROOM 4

10'9 x 7'6 (3.28m x 2.29m)

HOUSE BATHROOM

7'2 x 6'6 (2.18m x 1.98m)

REAR GARDEN

AGENTS NOTES:

TENURE - Freehold

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. As new in 2024

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 2024

COUNCIL TAX - TBC

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

