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Northfield Road, Sprotbrough, Doncaster, DN5 8AY
Price £290,000

SUBSTANTIAL 4 BEDROOM SEMI DETACHED HOUSE / BEAUTIFULLY UPGRADED & REMODELLED INTERIOR / 4 DOUBLE BEDROOMS / TWO LARGE RECEPTION ROOMS / GORGEOUS BREAKFAST KITCHEN / LOVELY CORNER POSITION / SOUTH WESTERLY FACING REAR GARDEN / AMPLE CAR PARKING //

Located on this attractive and sought after roadway, a beautiful traditional styled four double bedroom semi detached house. At 132m², it's the size of a 4 bedroom detached house.....the property has been refurbished in a 'back to brick' style renovation at a cost in excess of £70,000.....to include, a complete new central heating system, re-wire, new kitchen, new bathroom interior and exterior doors, replastering....and the list goes on. It briefly comprises: Large entrance hall with panelling and a feature quarter turn staircase to first floor, spacious front facing lounge with a deep bay window, second dining room/ informal living room with a deep bay window overlooking the rear garden, beautiful anthracite kitchen with many integrated appliances including a range style cooker, pantry off and a ground floor w/c. First floor landing, four excellent sized bedrooms, all doubles and a beautiful four piece bathroom suite. Outside are attractive gardens, the rear enjoys a South-Westerly aspect, ample parking and an EV charge point. VIEWING ESSENTIAL.

ACCOMMODATION

A brick portico gives shelter to a pvc double glazed entrance door with matching side screens and leads into the property's entrance hall.

ENTRANCE HALL

This is a beautiful large entrance hall, it retains much of its original character and feel, yet presents in a very contemporary style. There is a central ceiling pendant light, column radiator, modern laminate flooring, panelling to half wall height and a staircase to the first floor accommodation. New internal doors lead to an understairs storage cupboard with coat rail etc.

LOUNGE

15'2" into bay x 12'3" (4.62m into bay x 3.73m)

A front facing reception room with a deep pvc double glazed bay window to the front. There is a double panel central heating radiator, laminate flooring, a central ceiling pendant light and recessed fireplace.

SEPARATE DINING ROOM/ INFORMAL LIVING

16'9" x 11'0" (5.11m x 3.35m)

This is presently used as a more informal living space having a deep pvc double glazed bay window to the rear, a continuation of the laminate flooring, a central ceiling pendant light and a double panel central heating radiator.

BREAKFAST KITCHEN

17'6" x 9'2" (5.33m x 2.79m)

This is all beautifully finished with a range of modern low level 'Anthracite coloured' cabinet doors with a coordinating marble effect work surface. There is a one and a half bowl sink with contemporary style mixer tap, deep recess with range style cooker (cooker included), an extractor hood, integrated dishwasher,

washer/dryer and room for a tall fridge freezer. There are two pvc double glazed windows to the side and rear elevations including a new pvc double glazed door, a contemporary style column radiator, two ceiling lights and a door to walk in pantry style cupboard with central ceiling light and a ground floor cloaks w/c.

GROUND FLOOR CLOAKS W/C

All beautifully finished with a low flush w/c, wash hand basin, a pvc double glazed window and laminate flooring.

FIRST FLOOR LANDING

There is an access point into the loft space via a retractable loft ladder, a central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1

15'6" into bay x 12'2" (4.72m into bay x 3.71m)

A huge double bedroom, it has a broad pvc double glazed bay window to the front, a central heating radiator, open clothes rails and a central ceiling pendant light.

BEDROOM 2

13'0" x 11'0" (3.96m x 3.35m)

A very large second double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3

10'0" x 9'2" (3.05m x 2.79m)

Again, a double room, it has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling pendant light.

BEDROOM 4

14'0" x 8'1" (4.27m x 2.46m)

Still a comfortable double bedroom, it has a pvc double glazed window to the front, a central heating radiator and a central ceiling pendant light.

HOUSE BATHROOM

Fitted with a beautiful four piece white suite finished with complementary marble effect walls and comprises of a double ended bath, walk in shower enclosure with a rainfall style shower head, wash basin inset to a vanity unit and a low flush w/c. There is a pvc double glazed window, vinyl flooring, a contemporary style towel rail/ radiator and a central ceiling bathroom light.

OUTSIDE

To the front of the property there is an attractive garden area, this has a wide frontage offering ample parking for several cars (EV charge point laid on), a privet hedge and a pedestrian gate.

REAR GARDEN

The rear garden enjoys a lovely Southerly aspect, it is a good size mainly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants plus privet hedging and fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing. Age - various.

HEATING - Gas radiator central heating system. Complete new system in 2023.

COUNCIL TAX - This property is Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 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

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