



horton knights of doncaster

sales
lettings
and service



Merlin Drive, Auckley, Doncaster, DN9 3FS
Offers Around £210,000 - £220,000

MODERN 3 BEDROOM SEMI DETACHED HOUSE / BUILT BY DAVID WILSON HOMES / LARGE OPEN PLAN DINING KITCHEN / INTEGRATED APPLIANCES / EN-SUITE SHOWER ROOM / 2 PARKING SPACES / LOVELY REAR GARDEN //

An internal inspection is recommended to fully appreciate this modern 3 bedroom semi detached house, built by David Wilson Homes. It offers a contemporary layout with gas central heating, pvc double glazing and comprises: Entrance hall, ground floor wc, spacious front facing lounge, open plan dining kitchen with integrated cooking appliances, landing, 3 bedrooms, main bedroom has an en-suite shower room off and a family bathroom. Outside there are two parking spaces and an enclosed rear garden. Popular development in Auckley with access to local amenities, very well regarded schools and access to the motorway networks.

ACCOMMODATION

A contemporary style double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a central heating radiator, a central ceiling light and door leading to ground floor WC.

GROUND FLOOR W/C

This is all smartly presented and fitted with a modern two-piece white suite, comprising of a low flush WC and wash hand basin. There is a central heating radiator, ceiling light, extractor fan and timber effect floor covering.

LOUNGE

15'0" x 12'0" max (4.57m x 3.66m max)

The lounge is a good sized front facing reception room, it has feature panelling to one wall, a broad PVC double glazed window, central heating radiator, two central ceiling lights and a low-level built in understands storage cupboard.

INNER HALL

There is a staircase leading to the first floor accommodation, a central ceiling light and a door leading into the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

15'5" x 10'9" max (4.70m x 3.28m max)

This is all smartly finished with a range of modern high and low level units finished with a high gloss, light grey cabinet door with matching worksurface over and tiled splashback's with feature lighting. There is a range of integrated appliances to include four ring gas hob with a stainless steel splashback and matching extractor hood and an electric oven, integrated fridge and freezer, washing machine and a dishwasher. There is

a single drainer stainless steel sink unit with a mixer tap. Concealed behind one of the wall cabinets is a wall mounted gas fired combination type boiler which supplies the domestic water and the central heating systems. There is a PVC double glazed window with a further set of PVC double glazed double opening doors which give access out onto the rear garden, a modern high gloss, marble effect floor and two central ceiling lights.

FIRST FLOOR LANDING

From here there are doors leading to the bedrooms and bathroom.

BEDROOM 1

10'8" x 9'3" (3.25m x 2.82m)

A double bedroom with two PVC double glazed windows giving an outlook over the rear garden, a central heating radiator, a central ceiling light and fitted wardrobes with modern sliding doors set in to the recess.

EN-SUITE SHOWER ROOM

Fitted with a modern white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower and matching tiling, a pedestal wash hand basin and a low flush WC. There is a contemporary style towel rail/radiator, vinyl flooring, a wall cabinet, fused shaver point and a ceiling light.

BEDROOM 2

12'8" x 8'1" (3.86m x 2.46m)

A good sized second double bedroom, it has a PVC double glazed window to the front, a central ceiling light, a central heating radiator plus a deep recess suitable for wardrobes.

BEDROOM 3

7'5" x 7'1" (2.26m x 2.16m)

A comfortable third bedroom with a PVC double glazed window to the front, central ceiling light and a central heating radiator.

HOUSE BATHROOM

The house bathroom is fitted with a three piece white suite that comprises of a panelled bath with a shower over, a pedestal wash hand basin and a low flush WC. There is a towel rail/radiator, ceiling light, vinyl floor covering and an extractor fan.

OUTSIDE

To the front of the property, there are two car parking spaces standing side-by-side, a side pathway which gives access to a pedestrian gate and leads into the rear garden.

REAR GARDEN

The rear garden is enclosed with timber fencing to the perimeters. There is a paved patio and sitting area which extends across the rear elevation and leads onto an attractive lawn with shaped flower beds and borders. Plus a useful timber shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units as built.

HEATING - Gas radiator central heating. Age of boiler as built.

COUNCIL TAX - Band B.

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.

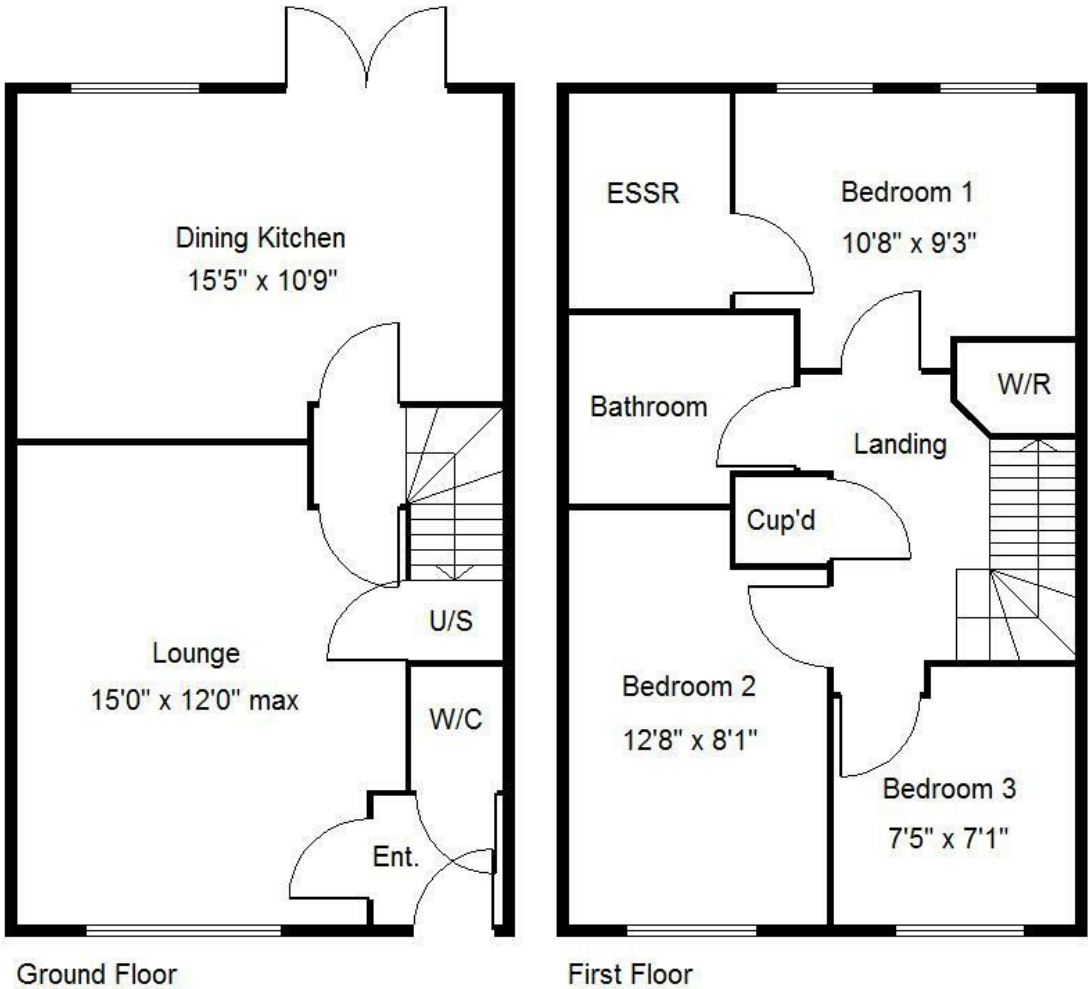
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		