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Heatherfields Crescent, New Rossington, Doncaster, DN11 0TZ
Price £180,000

JUST LISTED.....A MODERN 3 BEDROOM SEMI / ATTRACTIVE LIVING THROUGHOUT / LARGE DINING KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / 3 GOOD BEDROOMS / EN-SUITE SHOWER ROOM / 2 OFF ROAD PARKING SPACES / ATTRACTIVE REAR GARDEN / PRICED TO SELL //

This attractive home sits on a very desirable modern estate and and offers fashionable, ready to move in to living. It has a gas radiator central heating system via a combination boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, attractive front facing lounge, open plan dining kitchen with integrated appliances, inner lobby with pantry style storage, ground floor w/c, first floor landing, three bedrooms, all of which are a good size, en-suite shower room plus a modern white house bathroom. Outside there is an enclosed rear garden, mainly lawned with a small patio. Popular residential development offering excellent commuting via the link road, M18 and A1 including access to local amenities and Doncaster's Lakeside Retail & Leisure.

ACCOMMODATION

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

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, a ceiling light, a smoke alarm and a door into the lounge.

LOUNGE

14'0" x 12'3" (4.27m x 3.73m)

An attractive front facing room, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a doorway continuing into an inner lobby.

INNER LOBBY

This has a deep built in pantry style understairs cupboard, a tiled floor covering and a door to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, an extractor fan, a central heating radiator and a continuation of the tiled flooring.

MODERN DINING KITCHEN

15'6" x 9'6" (4.72m x 2.90m)

This is probably better demonstrated by the floorplan and photographs, it is a good size and is fitted with a range of modern high and low level units finished with a rolled edge work surface. There is a range of integrated appliances to include a four ring gas hob with extractor hood, an integrated double oven, an integrated fridge freezer, an integrated washing machine and an integrated dishwasher. There is a single drainer 1 ½ bowl stainless steel sink unit with a rinse style tap and concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and

central heating systems. There are 2 PVC double glazed double opening doors which lead out onto the rear garden, a PVC double glazed window, tiled flooring, 2 ceiling lights and an extractor fan.

FIRST FLOOR LANDING

There is an access point into the loft space, a smoke alarm, a ceiling light, a central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1

11'0" x 9'2" (3.35m x 2.79m)

With a PVC double glazed window giving an outlook to the front, a central heating radiator, a central ceiling light, a deep recess suitable for built in wardrobes and a door to the en suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising of a corner shower enclosure with an independent electric shower, a wash hand basin and a low flush W/C. There is tiling to the shower area and half walls, a coordinating floor tile, a central heating radiator, a PVC double glazed window, a ceiling light and an extractor fan.

BEDROOM 2

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

A good sized second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

11'8" x 6'6" (3.56m x 1.98m)

A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a cradle shower and mixer, a floating wash hand basin and a low flush W/C. There is tiling to the half walls and splashbacks, coordinating tiled floor, an extractor fan and a central ceiling light.

OUTSIDE

To the front of the property, there is a double width driveway which provides ample car standing and a neat, well tendered garden area.

REAR GARDEN

The rear garden is all nicely enclosed, it is not directly overlooked and has timber fencing to the perimeters, a paved patio and sitting area which extends across the rear elevation, shaped flowerbeds and borders, a timber shed and a summer house (available by separate negotiation).

AGENTS NOTES:

TENURE - FREEHOLD.

ESTATE CHARGE - An estate charge is payable. Details TBC.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler tbc.

COUNCIL TAX - Band B

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