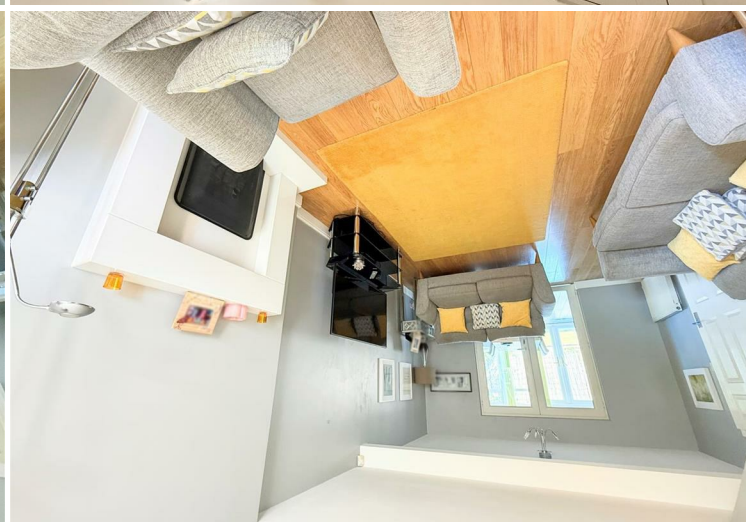
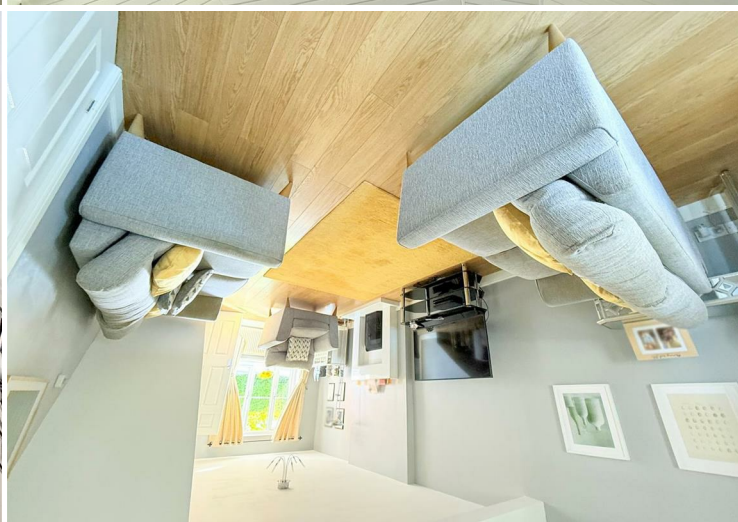
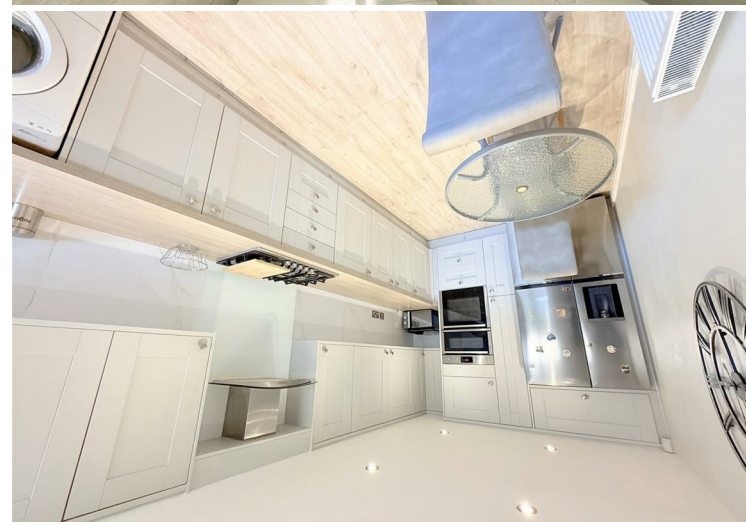
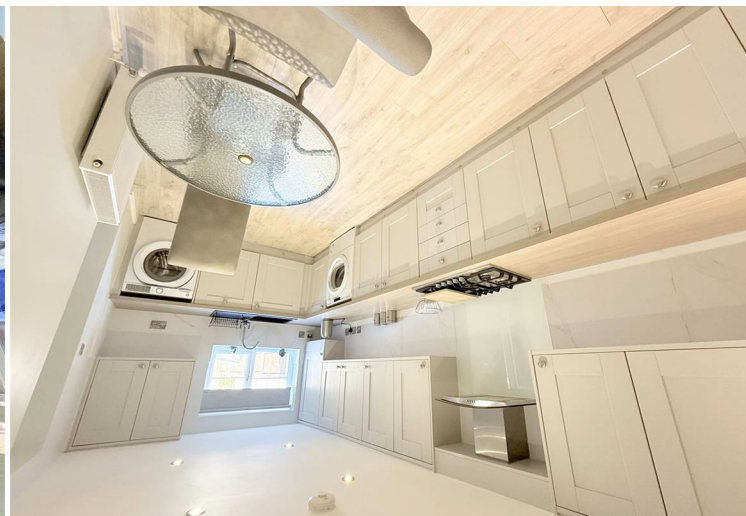
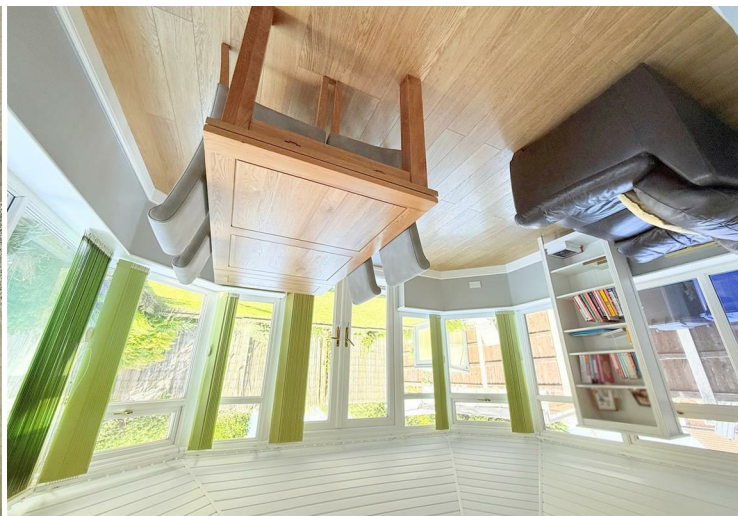
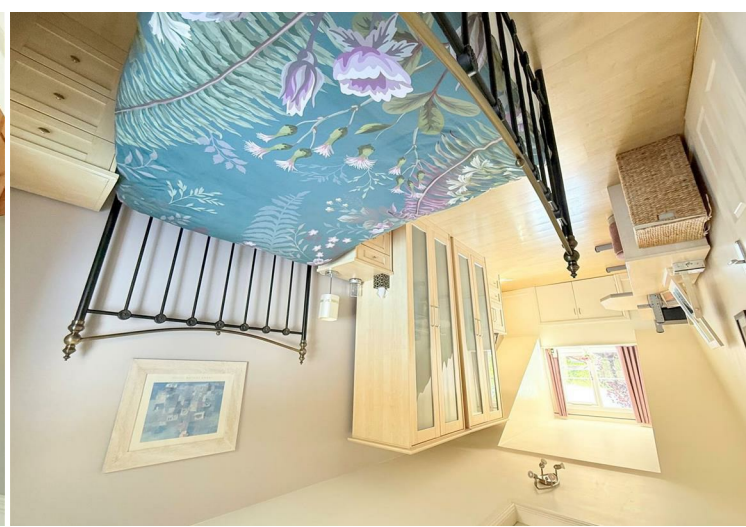
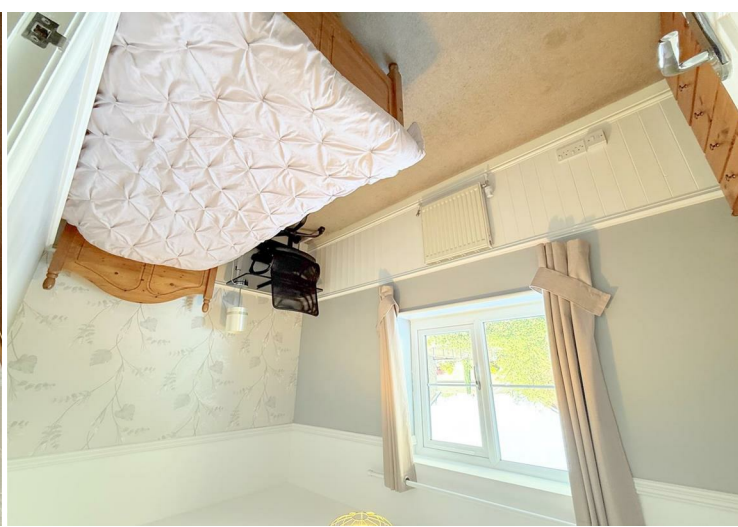




horton knights of doncaster

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and service



The Warren, Rossington, Doncaster, DN11 0FH
Offers Over £210,000

3 BEDROOM SEMI DETACHED HOUSE / LOVELY CUL-DE-SAC POSITION / REMODELLED KITCHEN WITH INTEGRATED APPLIANCES / CONTEMPORARY SHOWER ROOM / FIRST FLOOR BATHROOM / LOVELY MANICURED GARDEN / NO CHAIN / VIEWING ESSENTIAL / NO ONWARD CHAIN //

Tucked away in this beautiful spot in Rossington, right at the end of a cul-de-sac. This immaculately appointed property has been reconfigured by the current owners. It benefits from PVC double glazing and gas fired central heating throughout and comprises: Entrance hall, contemporary style ground floor shower room, large lounge, superb fitted kitchen with a range of integrated appliances and nice modern units, large conservatory, first floor landing, three excellent sized bedrooms and a main house bathroom. Outside of the property has the remainder of the garage for storage, off street parking with an extra section of land set away from the property and an enclosed rear garden. Situated where the property is affords it, great access to local amenities including the Yorkshire way which gives access to the M18, local schools, bus routes and supermarkets etc. All in all a wonderful family home. It MUST be viewed to appreciate all it has to offer. NO ONWARD CHAIN

ACCOMMODATION

A double glazed composite style door gives access to entrance hall.

ENTRANCE HALL

11'2" x 9'10" (3.40m x 3.00m)

Timber panelling to dado level to the walls and contemporary style ceramic tiled floor, double panelled central heating radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation.l

GROUND FLOOR SHOWER ROOM

13'9" x 8'5" (4.19m x 2.57m)

Formerly part of the garage, this creates an excellent addition to the ground floor accommodation and offers flexibility in terms of bathrooms, it is a fully fitted and modernised shower room which has a low flush WC, a wash hand basin set into a vanity unit and a one and half width shower cubicle housing a mains plumbed shower with a brushed aluminium and glass shower screen. Beautiful modern style tiling to the walls and to the floor with a chrome wall heated towel rail, extractor fan and halogen spotlights to the ceiling.

LOUNGE

22'3" x 11'7" (6.78m x 3.53m)

This is a fantastic size and offers good space for entertaining etc. it has twin aspects with double glazed window to the front and double glazed french style doors leading into the conservatory at the rear with oak style laminated flooring throughout, two central heating radiators and decorative marble fire surround and hearth incorporating a living flame gas fire.

KITCHEN

18'8" x 8'5" (5.69m x 2.57m)

Once again the current owners have extended the kitchen and again used part of the garage to do so, it is fully fitted with a range of integrated appliances including; an electric fan assisted oven with matching brushed stainless steel grill, five ring brushed stainless steel gas hob with brushed stainless steel and glass extractor canopy above, plumbing for a washing machine with appliance recess, integrated

dishwasher, single bowl sink unit and marble effect panelled splashbacks. There is grey wood style laminated flooring with a double panelled central heating radiator. Space for a large American style fridge freezer with plumbing for water plus spotlights to the ceiling and a PVC double glazed window looking onto the rear garden.

CONSERVATORY

13'7" x 10'9" (4.14m x 3.28m)

This is a wonderful additional to the ground floor and offers flexibility in terms of dining space or extra sitting room, it has the oak style laminated flooring continued through from the lounge with PVC double glazed windows to the side and rear elevations and double glazed Frenched style doors giving access onto the rear garden. There is an air conditioning unit, central heating radiator and the ceiling has been changed to a panelled ceiling to provide that bit of extra insulation.

FIRST FLOOR LANDING

6'9" x 5'10" (2.06m x 1.78m)

There is timber panelling to dado level to the walls continuing up from the entrance hall, central heating radiator, doors leading off to the remaining accommodation and an oversized loft hatch which comes down to reveal retractable ladders which lead up to a fully boarded loft space.

BEDROOM 1

This really is a proper Master bedroom, extends to some 21 feet in length and has double glazed windows to the front and rear elevations with storage built into the eaves, wood style laminated flooring, central heating radiator and access to its own loft space above.

BEDROOM 2

11'8" x 8'3" (3.56m x 2.51m)

This is another good size bedroom, it has a PVC double glazed window to the front, central heating radiator and a built in over stairs storage cupboard which has a hanging rail and provides useful storage space.

BEDROOM 3

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

Again, another really good size room with PVC double glazed window overlooking the rear garden, timber panelling to dado level to the walls with picture rail and central heating radiator.

MAIN BATHROOM

6'8" x 5'4" (2.03m x 1.63m)

Fitted with a 3 piece white suite comprising low flush WC, wall mounted wash hand basin and shower style bath which has a wall mounted electric shower above and a chrome and glass curved shower screen. The suite is all nicely finished with chrome style fittings including a wall mounted heated towel rail, full ceramic tiling to the walls and further ceramic tiling to the floor, spotlighting, extractor fan and a PVC double glazed window to the side elevation.

OUTSIDE

To the front of the property there is an open plan lawned garden which has a mature tree sitting in the centre creating a nice overall feature. There is a tarmac driveway providing off street parking, this gives access to the remainder of the integral garage of which there is only about 4 feet left but still provides useful storage. Set slightly in front of the property there is a further section of land which belongs to the property and again has a mature tree on it, this could be changed into further parking if required, a paved access pathway leads to the front entrance door and leads onto the side of the property into the rear garden.

REAR GARDEN

The rear garden is very smartly presented and has Indian stone patio stepping up to a shaped lawn with raised beds stocked with a nice variety of flowering plants and shrubs. There is concrete post and timber fencing to the boundary with the addition of bamboo for extra screening plus there is an outside water tap attached to the rear elevation of the property and an external security light.

AGENTS NOTES:

TENURE - FREEHOLD.

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.

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