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and service



Horton View, Kirk Sandall, Doncaster, DN3 1SD  
Guide Price £275,000 - £285,000



REMODELLED 4 BEDROOM DETACHED / CONTEMPORARY OPEN PLAN ISLAND KITCHEN / DARK BLUE AND QUARTZ WITH APPLIANCES / MODERN EN-SUITE AND BATHROOM / PVC CONSERVATORY / ENCLOSED REAR GARDEN / DRIVEWAY & GARAGE / VIEWING ESSENTIAL//

Finished with a gorgeous contemporary styled interior this remodelled house better suits modern living. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall,ground floor wc, spacious lounge, newly fitted dining 'island' kitchen with integrated appliances and lovely dark navy units all finished with a quartz work surface, pvc conservatory, first floor landing, 4 good sized bedrooms, the master has a lovely modern en-suite shower room, plus there's a modern house bathroom. Outside there is an enclosed rear garden which feels very private, long driveway and a brick garage. Very popular development within Kirk Sandall offering access to all the amenities, shops, schools etc. and the rail station. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION

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

ENTRANCE HALL

This is all smartly finished, newly decorated with new laminate flooring. There is a staircase to the first floor accommodation, a double panel central heating radiator, inset spotlighting to the ceiling and a new internal doors (which can be found throughout the property) leads through into the ground floor W/C.

GROUND FLOOR W/C

This has been beautifully remodelled with a modern two piece white suite that comprises of a low flush W/C, wash hand basin set on to a vanity top, modern tiling, contemporary radiator, PVC double glazed window, inset spotlighting and a continuation of the laminate flooring.

LOUNGE

17'9" x 11'6" (5.41m x 3.51m)  
An attractive front facing reception room, it has a deep PVC double glazed bay window to the front, inset spotlighting to the ceiling, modern laminate flooring, double panel central heating radiator and doorway continues through into a now open plan dining kitchen.

OPEN PLAN DINING ISLAND KITCHEN

18'0" x 13'7" (5.49m x 4.14m)  
This is fitted with a range of modern high and low level units finished with a deep navy coloured cabinet with a contrasting gold handle and quartz work surface. There is a feature central cooking island which has a four ring ceramic induction hob, a double oven set into a tall larder style unit. A deep recess suitable for an American style fridge freezer, under-mounted composite style sink with matching mixer tap, integrated dishwasher and washing machine. Concealed behind one of the corner cabinets is a gas fired

combination type boiler which supplies domestic hot water and central heating systems. There is inset spotlighting to the ceiling with matching feature pendant light, two PVC double glazed windows, composite style rear door. Within the dining area there is a feature panelled wall, modern laminate flooring throughout and two sliding patio doors which give access out into a large conservatory.

PVC CONSERVATORY

13'0" x 9'6" (3.96m x 2.90m)  
A good additional ground floor space, it has PVC double glazed windows, two PVC double glazed double opening doors, laminate flooring, a central ceiling light and power laid on.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, spotlighting inset to the ceiling and doors to the bedrooms and bathroom.

BEDROOM 1

13'2" x 9'1" (4.01m x 2.77m)  
A large double bedroom, it has a PVC double glazed window to the front, double panel central heating radiator and a central ceiling light.

EN SUITE SHOWER ROOM

This has been beautifully remodelled, it has a shower enclosure with modern tiling, a mains plumbed thermostatic shower, a wash hand basin set onto vanity top and a separate WC. Two PVC double glazed windows, contemporary style towel rail/radiator, tiled flooring, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2

10'2" x 9'1" (3.10m x 2.77m)  
This is a good sized second double bedroom, it has PVC double glazed window to the rear, double panel central heating radiator and a central ceiling pendant light.

BEDROOM 3

10'6" x 8'6" (3.20m x 2.59m)  
A comfortable third bedroom, it has two PVC double glazed windows to the front and side elevations, a double panel central heating radiator and a central ceiling light.

BEDROOM 4

8'6" x 6'6" (2.59m x 1.98m)  
This has been smartly finished with a modern theme including panelling to half wall height, there are two PVC double glazed windows, double panel central heating radiator, central ceiling light and an access point into the loft space.

HOUSE BATHROOM

This has been remodelled and fitted with a modern white suite that comprises of a panelled bath with mixer shower over including rainfall shower head, a pedestal wash hand basin and low flush W/C. There is tiling to the bathing area and splashbacks, coordinating marble tiled floor, PVC double glazed window, floating shelves, inset spotlighting to the ceiling, contemporary towel rail/radiator. There is also a wall mirror with lighting.

OUTSIDE

To the front of the property there is an open planned lawned garden with an ornamental tree inset including several bushes. A side drive provides car standing and in turn leads to brick garage.

DETACHED BRICK GARAGE

This has an up and over door, power and light laid on.

REAR GARDEN

This is all nicely enclosed with maturing shrubs, plants and trees, feels very private. There is a paved patio and sitting area onto a lawn with shaped flower beds and borders, timber hut and external lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating system installed. Age of boiler TBC.

COUNCIL TAX - Band D.

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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