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Cover Drive, Askern, Doncaster, DN6 0FP
Offers Over £170,000

LARGE 3 BEDROOM SEMI DETACHED HOUSE / IMMACULATE CONDITION THROUGHOUT / GORGEOUS SOUTH FACING JAPANESE DRY GARDEN / LOVELY DINING KITCHEN / CONTEMPORARY SHOWER ROOM / 3 GOOD SIZED BEDROOMS / DRIVEWAY & BRICK GARAGE / EARLY VIEWING ESSENTIAL //

Located on this popular new development, a sizeable 3 bedroom semi detached house. The house is absolutely immaculate throughout with the benefit of £10,000 worth of builders upgrades, it's ready to move into plus it's chain free as well - so well worth an early viewing. Only 2 years old it has the benefit of the builders guarantee, and the accommodation briefly comprises: Entrance hall, spacious dual aspect lounge, modern dining kitchen with upgraded appliances and a ground floor wc. On the first floor there are 3 large bedrooms and a gorgeous contemporary shower room. Outside are beautifully maintained gardens the rear has been landscaped with a minimalist Japanese dry garden theme, plus there's a side drive and an integral garage. Well placed with access to the villages many and varied amenities, including supermarkets, eateries etc. plus there is access to the A19/ M18 and motorway networks.

ACCOMMODATION

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

ENTRANCE HALL

5'4" x 4'4" (1.63m x 1.32m)

All beautifully presented and sets a theme for the remainder of the property. There is an LVT floor covering, central heating radiator, pvc double glazed window, ceiling light and door which leads through into a Lounge.

LOUNGE

15'3" x 10'0" (4.65m x 3.05m)

An attractive room which has a dual aspect, I believe it is an oriel bay to the side. There is a central heating radiator, continuation of the LVT flooring, ceiling light, smoke alarm and a built-in understairs storage cupboard with light laid on.

DINING/KITCHEN

13'6" x 7'10" (4.11m x 2.39m)

Upgraded by Builders Specification, it is fitted with a range of high and low level units finished with a grey coloured cabinet door with a contrasting work surface. There is a host of integrated appliances including an induction hob, electric oven, stainless steel splashback, extractor hood, plumbing for an automatic washing machine, dishwasher space and room for a tall fridge freezer. Composite style sink with rinse style tap, pvc double glazed window overlooking the rear garden and a further two pvc double glazed double opening doors which give access into the garden. There is inset spotlighting to the ceiling, smoke and heat alarm, LVT flooring, central heating radiator and a door given access to ground floor wc.

GROUND FLOOR WC

This is fitted with a modern white suite comprises of a low flush wc, wash hand basin, tiled splashback, LVT flooring, central heating radiator, ceiling light and an extractor fan.

FIRST FLOOR LANDING

As previously described a staircase leads to the first floor accommodation. This has a central heating radiator, an access point into the loft space, central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

16'10" x 9'3" (5.13m x 2.82m)

This is a large double bedroom, it has two pvc double glazed windows to the front and rear elevations, central heating radiator, central ceiling light.

BEDROOM 2 FRONT

13'6" max x 11'4" (4.11m max x 3.45m)

A good size second double, it has a pvc double glazed window to the front, central heating radiator and ceiling light.

BEDROOM 3

11'9" x 6'9" (3.58m x 2.06m)

Again a good size, it has a pvc double glazed window with an outlook to the rear, central heating radiator and central ceiling light.

SHOWER ROOM

This is a contemporary shower room, all beautifully finished with a double shower enclosure, fully tiled with mains plumbed thermostatic shower, pedestal

wash hand basin and low flush wc. There is a pvc double glazed window, central heating radiator, tiling to the full walls, extractor fan, inset spotlighting to the ceiling and a coordinating vinyl floor covering.

OUTSIDE

The property stands on an attractive corner plot, it is principally long to the front with a drop kerb which gives access to an integral brick garage with metal up and over door, power and light laid on and a beautiful South facing rear garden.

REAR GARDEN

This has been Japanese dry landscaped with fencing to the perimeters including pedestrian gate giving access for bins etc.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2023.

HEATING - Gas radiator central heating. Age of boiler as per built 2023.

Property has an alarm system installed.

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.

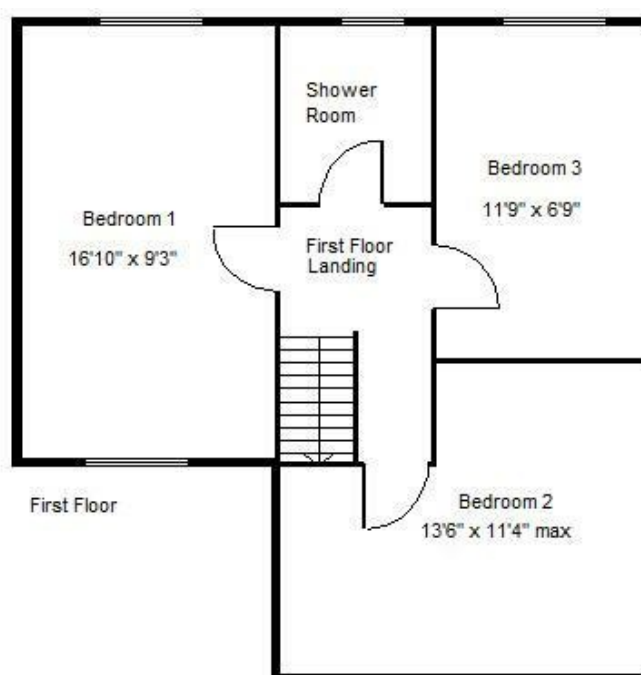
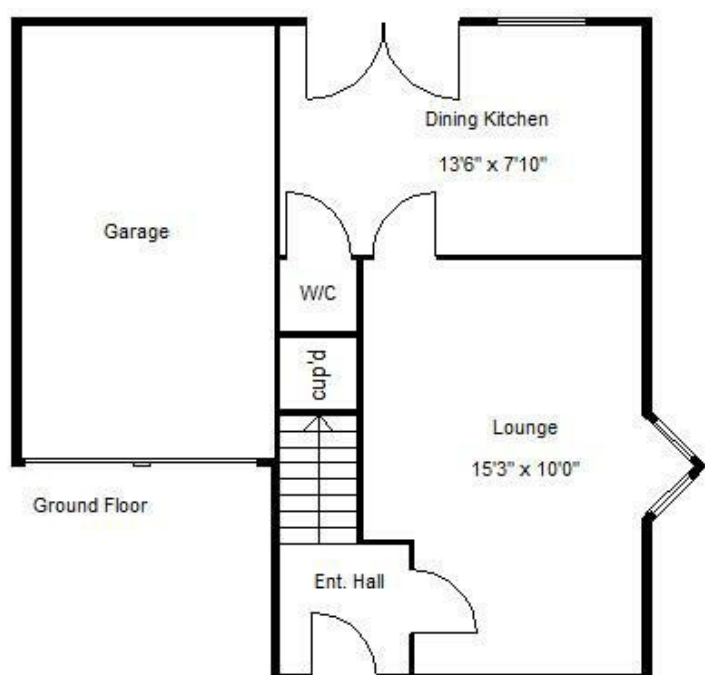
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OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		96
	(81-91) B		83
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	