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Garland Road, New Rossington, Doncaster, DN11 0ZG  
Asking Price £255,000



IMMACULATE 4 BEDROOM DETACHED HOUSE / CONTEMPORARY DECOR THROUGHOUT/ LARGE OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES / UTILITY ROOM & GF WC / LOVELY MAIN BED WITH WARDROBES AND EN-SUITE / CONTEMPORARY BATHROOM / LANDSCAPED REAR GARDEN / GARAGE WITH ELECTRIC DOOR / EARLY VIEWING ESSENTIAL //

Located on this popular development, an immaculate 4 bedroom detached house offering ready to move in to living. Upgraded and decorated to a high standard, it has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, spacious lounge, open plan dining kitchen with integrated appliances, separate utility room and ground floor wc. First floor landing: 4 good sized bedrooms, main bedroom with en-suite shower room plus a separate contemporary house bathroom, attractive gardens, the rear fully landscaped, two parking spaces, integral garage with an electric door. Well placed property with access to amenities including good access to the M18 and motorway networks.

ACCOMMODATION

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

ENTRANCE HALL

This is all beautifully presented and sets the theme for the remainder of the property. It has modern panelling to half wall height, staircase to the first floor accommodation, laminate flooring, central heating radiator, ceiling light fitment, a deep understairs storage cupboard and door into Lounge.

LOUNGE

16'0" x 10'9" max (4.88m x 3.28m max )

An attractive front facing reception room which has a broad pvc double glazed window to the front, two central heating radiators and a central ceiling light.

OPEN PLAN DINING KITCHEN

17'4" x 10'4" max (5.28m x 3.15m max )

This space is probably better demonstrated by the floor plan and photographs. The kitchen area is all smartly finished with a range of modern high and low level units finished with a light grey cabinet door and a contrasting work surface. There is a four ring gas hob with an extractor hood above, integrated oven, plus an integrated dishwasher and fridge freezer. A single drainer 1½ bowl stainless steel unit with a mixer tap and a pvc double glazed window to the rear. Within the dining area there are two pvc double glazed double opening doors which lead out onto the property's rear garden. There is a vinyl floor coving, central heating radiator, inset spotlighting and pendent light fitments.

UTILITY ROOM

5'4" x 5'2" (1.63m x 1.57m )

This has a pvc double glazed window to the rear,

central heating radiator, vinyl flooring. There is a recess suitable for a washing machine, tumble dryer etc with appropriate plumbing and electrics laid on.

CLOAKS/WC

This is finished with a modern white suite comprising of low flush wc, wash hand basin, central heating radiator, vinyl flooring, pvc double glazed window, spotlighting and an extractor fan.

FIRST FLOOR LANDING

There is an access point into the loft space, central heating radiator, tall built-in cupboard which has linen storage shelving.

BEDROOM 1

13'9" x 11'4" max (4.19m x 3.45m max )

A large double bedroom which has a modern range of fitted bedroom furniture, a pvc double glazed window, central heating radiator and a ceiling light fitment.

EN-SUITE SHOWER ROOM

This is all smartly finished with a modern three piece white suite comprising of shower enclosure with independent electric shower, wash basin inset into vanity unit and a low flush wc, pvc double glazed window, vinyl floor, inset spotlighting and an extractor fan.

BEDROOM 2

9'6" x 11'6" max (2.90m x 3.51m max )

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

BEDROOM 3

12'6" x 9'0" max (3.81m x 2.74m max )

This has a pvc double glazed window to the front,

central heating radiator, inbuilt wardrobes concealing hanging rail and storage and a central ceiling light.

BEDROOM 4 / OFFICE

10'2" x 9'7" max (3.10m x 2.92m max )

This has a pvc double glazed window to the rear, central heating radiator, fitted bedroom furniture inset to the recess, central ceiling light and central heating radiator.

HOUSE BATHROOM

Again, all smartly finished with a modern white suite finished with decorative tiling including a panelled bath with a mains plumbed shower over including a rainfall style shower head, pedestal wash hand basin, low flush wc, pvc double glazed window, ceiling light and an extractor fan.

OUTSIDE

The property stands on an attractive plot, to the front there is a double driveway which provides car standing for 2 cars side by side. To the front of the property there is a lawned garden with ornamental borders.

INTEGRAL GARAGE

This has an electric door, power and light, it also houses the gas fired combination type boiler.

REAR GARDEN

The rear garden has been landscaped, it has a stone paved patio which extends across the rear elevation and leads to a lawn with a further decked area at the back. There is a raised decorative border with shrubs, plants etc. External power, gated side access and external lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

STANDARD CONSTRUCTION - Approximately 5 years old with the remainder of the builders NHBC Guarantee.

ESTATE CHARGES - £120.00 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units 5years.

HEATING - Gas radiator central heating. Age of boiler 5 years.

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.

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.

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