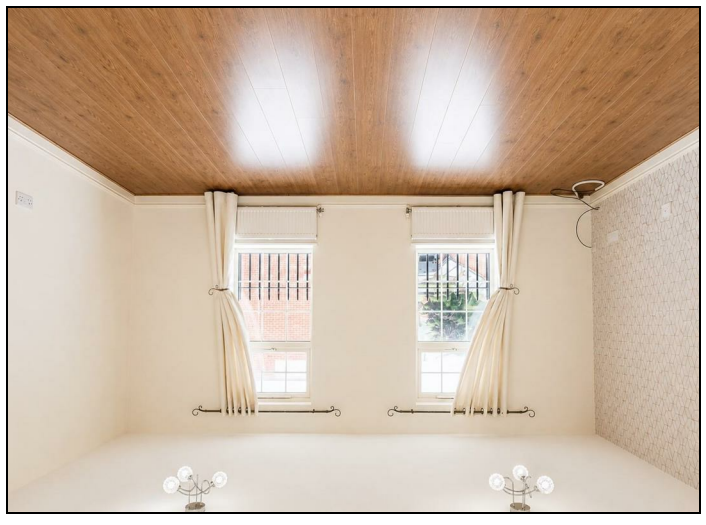
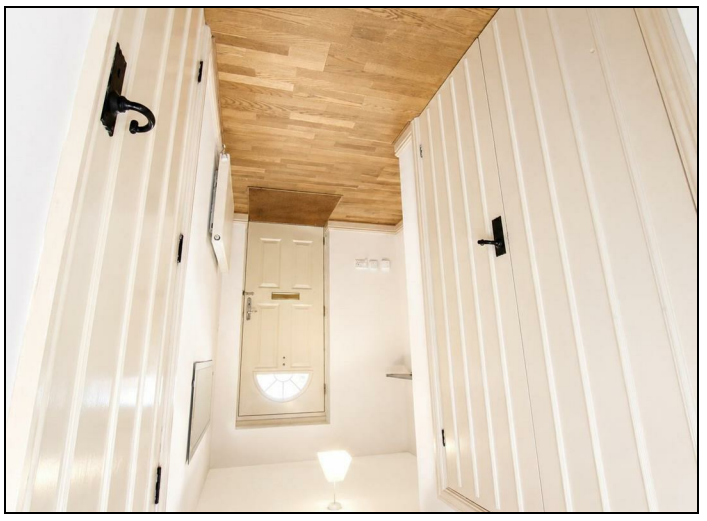




horton knights of doncaster

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Crofters Court, Woodfield Plantation, Doncaster, DN4 8TQ

Offers Over £190,000

CHAIN FREE - 4 BEDROOM TOWN HOUSE / CONTEMPORARY LAYOUT OVER 3 FLOORS / LARGE DINING KITCHEN / FIRST FLOOR LOUNGE / 4 GOOD SIZED BEDROOMS / 3 BATHROOMS / LOVELY PRIVATE REAR GARDEN / 2 x PARKING & GARAGE / NO CHAIN / VIEWING ESSENTIAL //

Offered with no chain and therefore ready to go this house needs to be viewed. It has a gas central heating system, uPVC double glazing and comprises: A spacious entrance hall, cloaks/wc and a large family kitchen with french doors into the rear garden, to the first floor is a large square lounge, bedroom two with ensuite shower room off, on the upper floor there are three further bedrooms, the main bedroom having an en-suite shower room, plus a further house bathroom. Outside there is 2 car parking spaces and an integral garage, attractive more private rear garden . Popular development with access to good local shops, 24hr Tesco, the A1 and motorway networks.

ACCOMMODATION
A brick portico gives shelter to a double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly finished with a wood effect flooring, there is an eye level shelf and deep built in cupboard, and a door to a ground floor wc.

GROUND FLOOR WC
This is fitted with a modern 2 piece white suite comprising of a low flush wc, wash hand basin, laminate flooring, a central heating radiator, an extractor fan and a ceiling light.

DINING KITCHEN
14'9" max x 12'0" max (4.50m max x 3.66m max)
This has the benefit of a deep pvc double glazed bay window with double doors which give access directly into the garden. The kitchen itself is fitted with a range of high and low level units finished with a roll edge work surface, tiled splashback. There is a single drainer stainless steel sink unit, plumbing for an automatic washing machine and a dishwasher. Integrated appliances include a 4 ring gas hob with an extractor hood above and an integrated oven, a central ceiling light, laminate flooring. Concealed behind on the cabinets is a gas fired boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING
From here stairs continue to the upper floor.

LOUNGE
14'10" x 14'0" (4.52m x 4.27m)
This is a good sized, square shaped front facing reception room, perfect for a corner suite, it has 2 pvc double glazed windows to the front, 2 central heating radiators, modern laminate flooring and 2 ceiling light fittings.

BEDROOM 2
14'10" x 8'10" (4.52m x 2.69m)
A rear facing double bedroom which has 2 pvc double glazed windows with an outlook to the rear, a central heating radiator and a central ceiling light. A door from here gives access to an en-suite shower room.

EN-SUITE SHOWER ROOM
This is fitted with a white suite that comprises of a shower enclosure with mains plumbed thermostatic shower, wash hand basin, low flush wc, a central heating radiator, tiled flooring, an extractor fan and a ceiling light.

SECOND FLOOR LANDING
This has an access point into the loft space, doors to bedrooms and bathroom, central heating radiator and a built-in airing cupboard with a hot water cylinder.

BEDROOM 1
14'10" x 11'2" (4.52m x 3.40m)
A large double bedroom, it has two pvc double glazed windows to the front, a central heating radiator, fitted wardrobes concealing hanging rail and storage with a matching drawer unit.

EN-SUITE SHOWER ROOM
This is finished with a modern white suite that comprises of a corner shower enclosure, wash hand basin, low flush wc. There is tiling to the shower areas and splashbacks, coordinating floor tiles, a central heating radiator, an extractor fan and a ceiling light.

BEDROOM 3
9'1" x 7'0" (2.77m x 2.13m)
This is a good sized single bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 4
8'0" x 7'6" (2.44m x 2.29m)
A very similar sized single bedroom, it has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and deep built-in wardrobes style cupboard with hanging rail and shelving.

HOUSE BATHROOM
This is fitted with a modern white suite which comprises of a panelled bath with mixer shower, a pedestal wash hand basin and a low flush wc. There is laminate flooring, a central heating radiator, a ceiling light and an extractor fan.

OUTSIDE
To the front of the property there is a tarmac drive which provides car standing with a further pebbled area to the side which can provide additional off-road parking if required.

INTEGRAL GARAGE
18'2" x 8'2" (5.54m x 2.49m)
This is a good size, it has an up and over door, power and light laid on.

REAR GARDEN
There is an attractive enclosed garden, with fencing to the perimeters. There is a gate to the side boundary line which gives access courtesy of a walkway for bins etc.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units as per built.

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

COUNCIL TAX - Band C

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

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

