









horton knights of doncaster

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The Close, Norton, Doncaster, DN6 9EP
Offers Over £199,950 - £230,000

EXTENDED 3 BEDROOM SEMI DETACHED / IMMACULATE CONDITION THROUGHOUT / LARGE KITCHEN / DRIVEWAY AND GARAGE WITH ELECTRIC DOOR / 3 GOOD SIZED BEDROOMS / CONTEMPORARY SHOWER ROOM / CUL- DE-SAC POSITION

Beautifully Presented Three-Bedroom Semi-Detached Home with Extended Kitchen, Garage and Driveway. Offering spacious and versatile accommodation throughout, this attractive property is ideally suited to families, professionals and those seeking a home ready to move into. The property has been extended to the rear, creating a significantly larger and more practical kitchen, ideal for modern family living. The ground floor accommodation briefly comprises a welcoming entrance hallway, a spacious open-plan lounge and dining area, a separate study/home office and a generously proportioned extended kitchen. To the first floor, the landing provides access to three well-proportioned bedrooms and a beautifully appointed contemporary shower room, finished to a high standard. Further benefits include gas central heating supplied by a combination boiler and PVC double-glazed windows throughout. Externally, the property enjoys attractive, well-maintained gardens, a brick-built garage with an electric door and driveway parking, providing both convenience and practicality. Situated within a sought-after residential village to the north of Doncaster, the property benefits from convenient access to a range of local amenities, including a village school, making it an appealing choice for a variety of buyers. Competitively priced to attract early interest, this superb home offers an excellent combination of space, presentation and location.
Viewings are highly recommended to fully appreciate everything this delightful property has to offer.

ACCOMMODATION
A composite double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation, central heating radiator, coving and wall lights.

LIVING ROOM
14'2" x 13'4" (4.32m x 4.06m)
A large open plan living space. The lounge area has PVC double glazed window to the front elevation, central heating radiator, feature fireplace incorporating an electric stove style fire, coving, central ceiling light and broad opening that leads through in to the dining area.

THROUGH LOUNGE
10'5" x 8'8" (3.18m x 2.64m)
This has a set of PVC double glazed double opening doors which leads out on to the properties rear garden. A double panelled central heating radiator, coving and a central ceiling light. A door from here leads into a study or home office.

DINING ROOM
10'4" x 7'10" (3.15m x 2.39m)
This has a PVC double glazed window with outlook over the rear garden, a double panelled central heating radiator, tongue and groove floor, coving and a deep built-in understairs storage cupboard. From here there is access into the kitchen.

EXTENDED KITCHEN
16'10" x 7'11" (5.13m x 2.41m)
This is a much larger than average kitchen, fitted with a range of high and low level units finished with a roll edged worksurface and tiled splash back. There is a recess suitable for an electric cooker with extractor hood above, plumbing for an automatic washing machine, room for tumble drier etc and a space for a tall fridge freezer. It has vinyl floor covering, central heating radiator, PVC double glazed window, PVC double glazed exterior door and two ceiling lights.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side, an access point into the loft space with retractable ladder and a tall built-in cupboard which has shelving and a ceiling light.

BEDROOM 1
13'8" x 9'2" (4.17m x 2.79m)
A large double bedroom, it has a PVC double glazed window to the front, central heating radiator, coving and a ceiling light.

BEDROOM 2
10'3" x 8'4" (3.12m x 2.54m)
A good-sized second double bedroom, it has a PVC double glazed window to the rear, central heating radiator, coving and a ceiling light.

BEDROOM 3
9'10" max x 7'6" max (3.00m max x 2.29m max)
A comfortable third bedroom as evidenced by the room measurements. There is a PVC double glazed window to the front, central heating radiator, coving and a ceiling light.

CONTEMPORARY SHOWER ROOM
8'2" x 5'3" (2.49m x 1.60m)
The bathroom has been beautifully upgraded and reconfigured to create a modern shower room. Fitted with a white suite that comprises of a walk in shower, with a mains plumbed thermostatic shower including rainfall shower head and a frameless glass shower screen. A matching wash basin and WC inset to vanity cabinet, modern tiling to the four walls, coordinating floor tile, PVC double glazed window, chrome towel rail, inset spot lighting to the ceiling, contemporary style radiator and an extractor fan.

OUTSIDE
To the front of the property there is an ornamental lawn, block paved driveway which provides car standing and in turn leads to an attached brick garage.

GARAGE
20'3" x 8'0" (6.17m x 2.44m)
This has an electric roller shutter door, power, light and an integral door leading into the kitchen.

REAR GARDEN
This is all enclosed, it has concrete posts and timber fencing to the perimeters, shaped flower beds and borders stocked with a variety of shrubs and plants and a paved patio and sitting area. There is external lighting and external water.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services (Electricity, Gas + water) 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.

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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