



horton knights of doncaster

sales
lettings
and service



The Close, Norton, Doncaster, DN6 9EP
Guide Price £225,000 - £230,000

Extended to the rear this immaculate semi has a much larger and more usable kitchen. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, open plan lounge and dining room, separate study/ home office, large extended kitchen. First floor landing, 3 good sized bedrooms and a beautiful contemporary shower room. Outside are attractive gardens, a brick garage with electric door and driveway parking. Popular residential village to the North of Doncaster, with access to village amenities including local school etc. PRICED TO SELL. VIEWING RECOMMENDED.

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

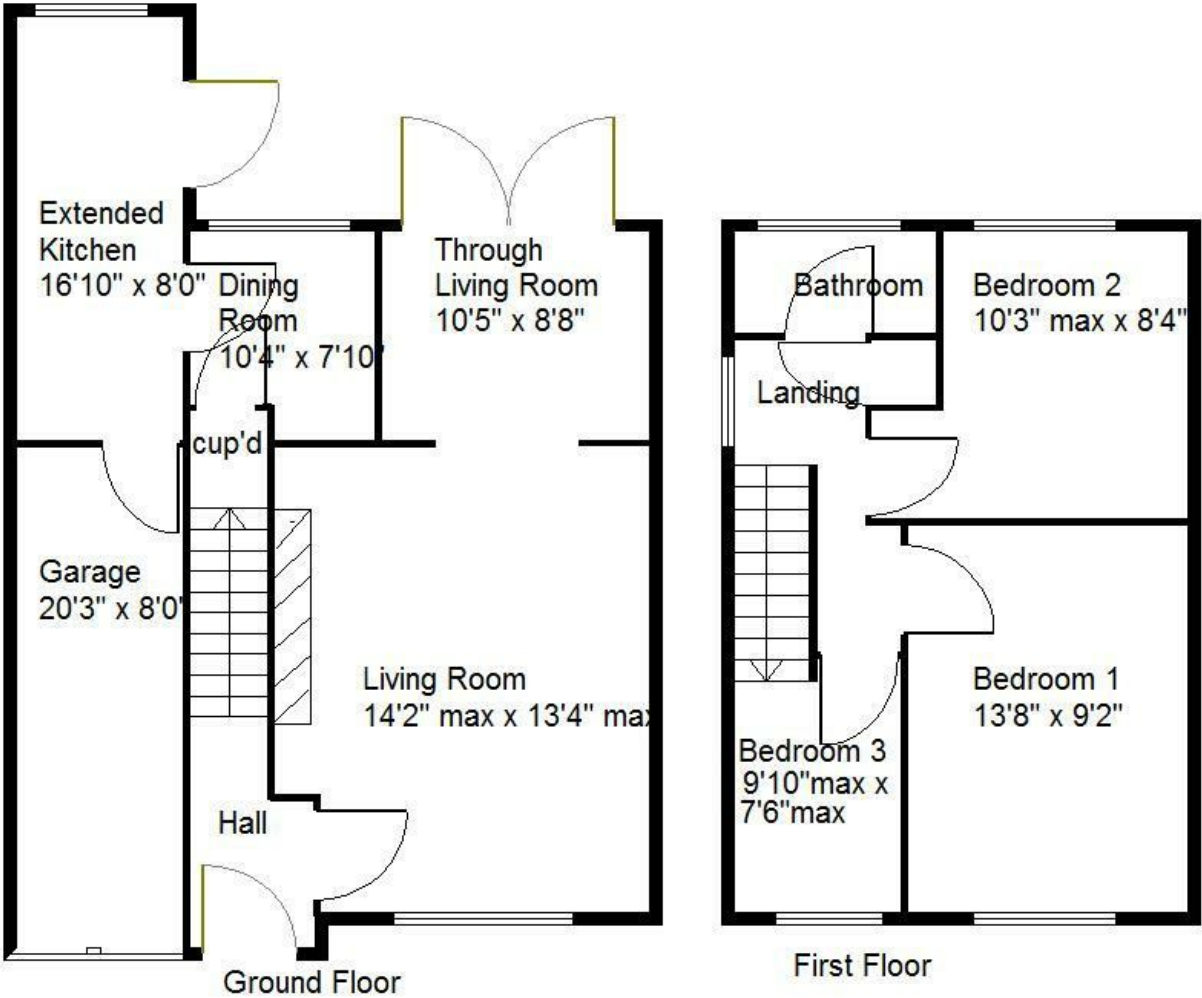
them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		