



horton knights of doncaster

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**** GUIDE PRICE £200,000 - £210,000 ****

IMMACULATE 3 BEDROOM SEMI / GORGEOUS CONTEMPORARY INTERIOR / SPACIOUS LIVING THROUGHOUT / REWIRED / GAS CENTRAL HEATING / UPVC DG / LONG REAR GARDEN / BRAND NEW CONTEMPORARY OPEN PLAN ISLAND KITCHEN / UTILITY, PANTRY & GF WC / NEW BATHROOM //

VIEWERS WILL NOT BE DISAPPOINTED - this property is every bit as good as it looks. it has gas central heating via a combination boiler Approx. 2022) pvc double glazing and briefly comprises: Entrance hall, lounge, newly fitted open plan dining island kitchen, host of integrated appliances, separate utility room, pantry and a ground floor wc. on the first floor there are 3 bedrooms, all with wardrobes and an immaculate new bathroom with shower. Outside are large gardens, the rear enjoys a Southerly aspect, with a separate access to the rear, and room for a garage (subject to planning). The property is well placed with access to Armthorpe's many and varied amenities including a busy centre, plus easy access to the M18 and motorway networks. NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL

This is all smartly finished, it has a tiled floor covering, feature panelling including a coat rail, contemporary style radiator and staircase to the first floor accommodation. A door from here continues into the lounge.

LOUNGE

13'6" x 11'0" (4.11m x 3.35m)

An attractive rear facing reception room with a pvc double glazed window with an outlook over the properties rear garden. There is a central ceiling light and a contemporary anthracite column radiator.

OPEN PLAN ISLAND KITCHEN

18'2" x 12'0" (5.54m x 3.66m)

A beautiful island kitchen which is better demonstrated by the floor plan and photographs. It is fitted with a range of modern high and low level units finished with a gold coloured handle a contrasting marble effect work surface, there is a composite type sink unit with coordinating gold coloured taps. Integrated appliances include a four-ring induction hob, electric oven, dishwasher and a fridge. A tall larger style cabinet houses a wall mounted gas fired combination type boiler approx. 2022. There are further cupboards and drawers inset to the breakfast island, two feature pendant lights, inset spot lighting, laminate flooring, two pvc double glazed doors which open onto the property's rear garden and a contemporary style anthracite column radiator.

SIDE LOBBY

This has a pvc double glazed door to the rear and a further pvc door to the front, and a large pantry style cupboard off, and a door to the ground floor WC.

GROUND FLOOR WC

All beautifully finished with a modern two piece white suite, wash hand basin set into vanity unit with mixer tap, feature tiling to the walls, pvc double glazed window and tiled flooring.

UTILITY ROOM

8'0" x 7'0" (2.44m x 2.13m)

This is fitted with a range of coordinating base units with work surface over, single drainer stainless steel sink unit, plumbing for automatic washing machine and further room for a tumble dryer, fridge/freezer etc. There is a pvc double glazed window, inset spot lighting and tiled flooring. Along side there is an additional pantry style cupboard this is finished with tiled flooring, ceiling light with space for fridge/freezer etc.

FIRST FLOOR LANDING

This has a pvc double glazed window to the front, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'7" max x 11'0" (4.14m max x 3.35m)

A beautiful large double bedroom with a pvc double glazed window giving an outlook over the rear garden, central heating radiator, ceiling light and built-in double wardrobe with hanging rail and storage above.

BEDROOM 2

12'0" max x 11'0" (3.66m max x 3.35m)

A good sized second double bedroom, it has a pvc double glazed window with an outlook over the rear, a central heating radiator, ceiling light and an in-built wardrobe with shelving.

BEDROOM 3

10,0" max x 7'0" max (3.05m,0.00m max x 2.13m max)

A comfortable third bedroom as evidenced by the room measurements, there is a pvc double glazed window, central heating radiator, feature panelling and tall built-in wardrobe style cupboard.

CONTEMPORARY BATHROOM

This is beautifully finished with a contemporary white suite that comprises of a shower bath with glazed shower screen, thermostatic shower including a rainfall style shower head, wash hand basin inset into vanity unit and matching low flush wc. It has modern ceramic tiled flooring, chrome towel rail/radiator, pvc double glazed window, extractor fan and inset spot lighting to the ceiling.

OUTSIDE

To the front of the property there is an attractive garden, mainly lawned with pebbled and paved area to the side.

REAR GARDEN

This is a particularly good size again, mainly lawned, there is a porcelain tiled patio which extends across the rear elevation and leads on to the lawn. There is concrete posts and fencing to the perimeters, the boundary sits behind the grey fencing and offers additional off-road parking if so required.

AGENTS NOTES:

TENURE - FREEHOLD.

CONSTRUCTION - The property is of non standard construction. Please confirm with your mortgage lender the suitability of this property to their lending criteria, or speak to the selling agent.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler 2022.

SOLAR PANELS - The property is fitted with solar panels. Leased via 'A shade Greener' 13 years left on the lease.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 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

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