



horton knights of doncaster

sales
lettings
and service



Riverside Drive, Sprotbrough, Doncaster, DN5 7LE
Asking Price £350,000

* JUST LISTED.....AN ATTRACTIVE 4 BEDROOM DETACHED HOUSE / BEAUTIFUL SETTING WITH WOODLAND BACKDROP / SPACIOUS DUAL ASPECT OPEN PLAN LIVING ROOM / 4 COMFORTABLE BEDROOMS / MODERN HOUSE BATHROOM / UTILITY & GFWC / PRIVATE LANDSCAPED REAR GARDEN / OFF ROAD PARKING / VIEWING ESSENTIAL //

PRICED TO SELL..... an attractive 4 bedroom detached house, enjoying private, low maintenance gardens, and being within walking distance of the village centre and all its amenities. The property benefits from PVC double glazing, gas central heating via a combination type boiler and briefly comprises: Entrance hall, open plan dual aspect living room, fitted dining kitchen with appliances, separate utility room and ground floor wc. First floor landing, 4 bedrooms and a modern family bathroom with a shower. Outside there is off road parking and a low maintenance garden. Very private rear garden with mature trees providing screening, a modern seating area and a feature pergoda. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A composite type double glazed entrance door with matching side screen leads into the property’s entrance hall.

ENTRANCE HALL

This has a staircase leading to the first-floor accommodation, a tiled floor covering, inset spotlighting to the ceiling and an oak interior door (which can be found throughout the remainder of the property) leads though into a lounge.

LOUNGE

21'0" x 11'4" (6.40m x 3.45m)

This is a beautiful dual aspect room, it has a broad pvc double glazed window to the front and rear, there is inset spotlighting to the ceiling, two tall contemporary style radiators and double doors which lead into the dining kitchen.

DINING KITCHEN

12'10" max x 14'0" max (3.91m max x 4.27m max)

This is all smartly finished with a range of high- and low-level units finished with a roll edged work surface over. There are tile splashbacks, a four-ring induction hob with an extractor hood above and integrated oven beneath. There is a single drainer 1½ bowl stainless steel sink unit with mixer tap, plumbing and recess for dishwasher, room for a tall fridge freezer, tiled flooring, central heating radiator, two built-in storage cupboards plus room for a dining table.

UTILITY & GFWC

6'4" x 6'0" (1.93m x 1.83m)

This has a white suite comprising of a low flush wc,

wash hand basin, central heating radiator, tiled flooring, a pvc double glazed window and an extractor fan. There is also a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING

This has an access point into the loft space via a retractable loft ladder, inset spotlighting, tall built-in storage cupboard which has utility shelving, plus doors to the bedrooms and bathroom.

BEDROOM 1

13'0" max x 11'2" max (3.96m max x 3.40m max)

This is a double sized bedroom, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2

12'2" max x 11'3" max (3.71m max x 3.43m max)

Again with an outlook to the front, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 3

9'9" x 7'6" (2.97m x 2.29m)

This is an ‘L’ shaped bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 4

9'2" x 6'9" (2.79m x 2.06m)

This has a pvc double glazed window with a beautiful outlook to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is all smartly finished with a modern white suite which comprises of a panelled bath with tiled splashbacks including a mains plumbed thermostatic shower. There is a wash hand basin inset to vanity unit and a low flush wc, all nicely finished with a brushed brass coloured fitment. There are two pvc double glazed windows, inset spotlighting to the ceiling, contemporary style towel rail/radiator and laminate flooring.

OUTSIDE

To the front of the property there is a hard-landscaped garden, a driveway which provides car standing with a further decorative pebbled concreted area with ornamental beds and borders

REAR GARDEN

This has been hard landscaped and offers a modern contemporary scene with a porcelain tiled patio, artificial lawns, raised planters with a lean-to style pagoda enjoying the afternoon and evening sun. There is a beautiful outlook to the rear with maturing shrubs and trees, a timber shed and fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per

person to conduct AML/ID checks.

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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