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Dove Road, Mexborough, S64 0NQ  
Asking Price £310,000

**A FOUR BEDROOM DETACHED HOUSE / BEAUTIFULLY PRESENTED THROUGHOUT / MODERN OPEN PLAN CONTEMPORARY STYLED INTERIOR / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / BI-FOLDS ONTO SOUTHERLY FACING REAR GARDEN / MODERN BATHROOMS / EARLY VIEWING RECOMMENDED //**

Located on the fringe of this modern development, a good size 4 bedroom detached house, offering modern contemporary style living. It has a gas radiator central heating system, pvc double glazing and briefly comprises; Long entrance hall with a ground floor wc off, beautiful open plan living dining kitchen with bi-folds on to the rear garden and integrated appliances, and a separate lounge. First floor landing, 4 good size bedrooms, the main bedroom has a large en-suite shower room off plus there is a separate house bathroom again, with a shower. Outside are attractive gardens, the rear enjoys a Southerly aspect with a more open aspect over farm land to the rear. Conveniently located close to local amenities, schools, and transport links. This property presents an excellent opportunity for those seeking a modern and well-connected location.

**ACCOMMODATION**

A canopy gives shelter to a composite type double glazed entrance door with a matching side screen and leads into the property's entrance hall.

**ENTRANCE HALL**

The long entrance hall leads directly into an open plan dining kitchen. It has tiled flooring throughout, a central heating radiator, ceiling light, a staircase to the first floor accommodation with a deep built-in understairs storage cupboard and a door to the ground floor wc.

**GROUND FLOOR WC**

This is fitted with a modern 2 piece white suite that comprises of a low flush wc, wash hand basin, tiling to 2 feature walls, pvc double glazed window, central heating radiator, inset spotlighting and an extractor fan.

**OPEN PLAN LIVING DINING KITCHEN**

**24'5" x 10'3" (7.44m x 3.12m)**

This is probably better demonstrated by the floorplan and photographs. The kitchen is fitted with a range of modern high and low level units finished with a work surface over. There is a 1½ bowl single drainer stainless steel sink unit with a contemporary style mixer tap, 5 ring gas hob including a wok burner, extractor hood, integrated oven, combination style microwave, fridge freezer and dishwasher. The kitchen continues and opens directly into a more informal sitting area with bi-fold doors which open out onto the rear garden along with 2 ceiling lights.

**LOUNGE**

**14'1" x 10'8" (4.29m x 3.25m)**

An attractive rear facing reception room, it has a pvc double glazed window with an outlook into the properties rear

garden. There is a central heating radiator and a central ceiling light

**FIRST FLOOR LANDING**

There is a central ceiling light, a deep built-in double cupboard which houses a wall mounted gas fired condensing boiler with a pressurised hot water cylinder which supplies the domestic hot water and central heating systems. There is access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**15'0" x 10'4" (4.57m x 3.15m)**

This room has a pvc double glazed window with an outlook over the rear garden, central heating radiator, ceiling light, fitted wardrobes inset to a deep recess.

**EN-SUITE SHOWER ROOM**

This is all beautifully presented, it has a walk-in shower enclosure with a rainfall shower head, floating wash hand basin, matching wc, pvc double glazed window, contemporary style towel rail/radiator, inset spotlighting and an extractor fan.

**BEDROOM 2**

**10'7" x 10'2" (3.23m x 3.10m )**

This is a good size second double bedroom, it has a pvc double glazed window with an outlook over the properties rear garden, a range of fitted bedroom furniture concealing hanging rail and storage, central heating radiator and a central ceiling light.

**BEDROOM 3**

**10'7" x 9'8" (3.23m x 2.95m)**

Again, this is a good size double bedroom which has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

**BEDROOM 4**

**10'2" x 6'5" (3.10m x 1.96m)**

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

**HOUSE BATHROOM**

This is beautifully finished with a modern white suite that comprises of a panelled bath with a shower over including a rainfall shower head and a shower screen. There is a floating wash hand basin which is set onto a vanity top, matching low flush wc. There is tiling to 2 feature walls, coordinating floor tiles, contemporary style towel rail/radiator, pvc double glazed window, inset spotlighting and an extractor fan.

**OUTSIDE**

To the front of the property there is a double width tarmac drive which provides car standing for 2 cars side by side and in turn leads to an attached integral garage. There are shaped flower beds, wrought iron fencing and pedestrian pathway which continues along the side of the property giving access into the rear garden.

**REAR GARDEN**

This can be accessed directly from the bi-folds. The rear garden is all beautifully maintained, there is timber fencing to the perimeters, a paved patio with a pergola. Within the garden there are several maturing shrubs and plants including ornamental trees and gives an outlook over the farm land to the rear.

**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. 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, O2 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.

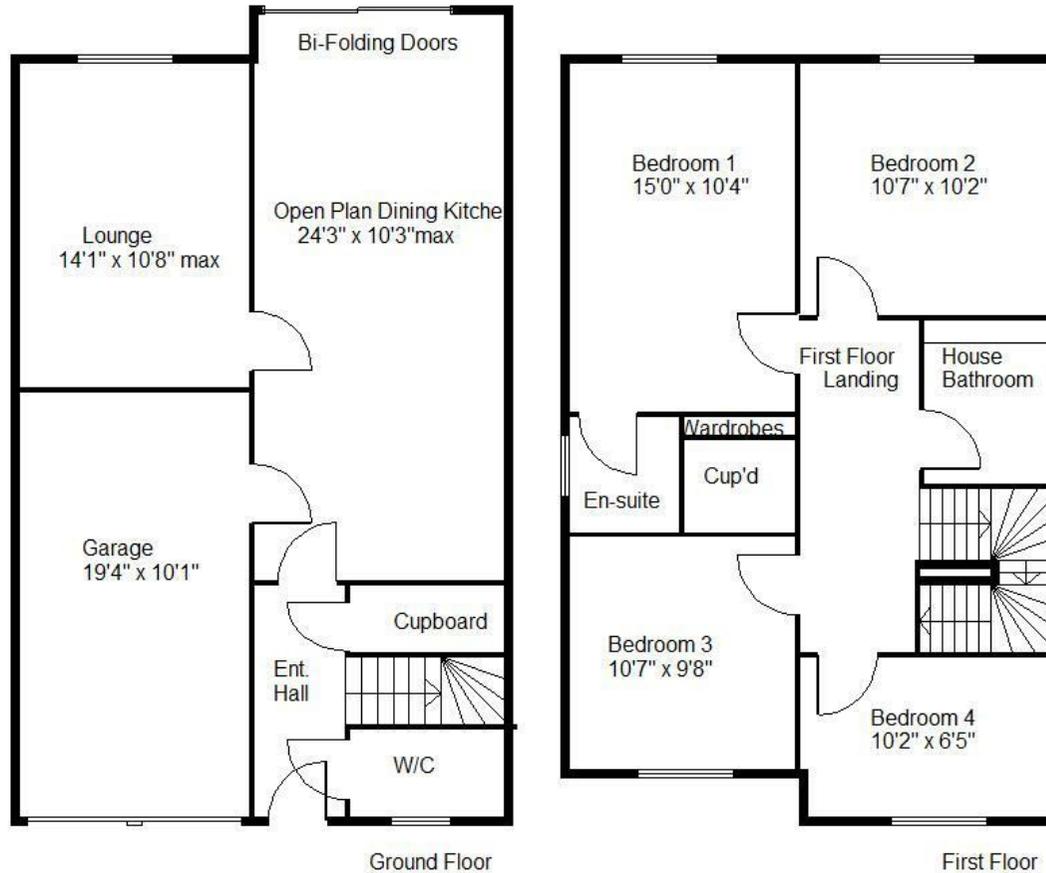
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fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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