

# horton knights of doncaster

9 Cavalier Court, Woodfield plantation, Doncaster, DN4 8TW



**JUST LISTED.....A 4 BEDROOM, 3 BATHROOM DETACHED HOUSE / SPACIOUS GROUND FLOOR LIVING INCLUDING OPEN-PLAN KITCHEN / LARGE CONSERVATORY/ 4 GOOD SIZED BEDROOMS / 3 BATHROOMS, INCLUDING 2 EN-SUITES / GARAGE AND DRIVEWAY FOR PARKING / ATTRACTIVE REAR GARDEN / DESIRABLE LOCATION / MUST VIEW PROPERTY //**

Offered with no upward chain, a large 4 bedroom, 3 bathroom detached family home. The accommodation offers a perfect blend of modern living and practicality. It has pvc double glazing, gas central heating and briefly comprises: Entrance hall with a ground floor wc off, a welcoming lounge, a further sitting/ dining area, conservatory and a generous modern fitted open-plan kitchen diner. Upstairs, there are 4 bedrooms, the main bedroom includes an en suite, two bedrooms share a Jack and Jill bathroom, and there is an additional family bathroom. Outside, the property benefits from a driveway, garage, and an attractive rear garden, making it ideal for growing families seeking comfort and space. Very desirable estate with great connectivity via the M18/A1. Early viewing recommended.

**Asking Price £340,000**

**ACCOMMODATION**

The full sales details are being prepared, and will follow shortly.  
The property is available for immediate viewing, please call to book.

**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 E

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, 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.

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.

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.

