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6 Coxley Court, Rossington, Doncaster, DN11 0FT
Asking Price £350,000

IMMACULATE 4 DOUBLE BEDROOM DETACHED HOUSE ON THIS POPULAR DEVELOPMENT / CONTEMPORARY FIXTURES & FITTINGS THROUGHOUT / MODERN FITTED LIGHT GREY KITCHEN WITH INTEGRATED APPLIANCES / SEPARATE UTILITY ROOM / UPGRADED EN-SUITE & HOUSE BATHROOM / ENCLOSED REAR GARDEN / AMPLE PARKING & EV CHARGE POINT / MOTIVATED SELLER //

Enjoying a nice position on this modern sought after development, an immaculate 4 bedroom detached house. The property has GCH, PVC double glazing and briefly comprises: Entrance hall, spacious lounge with a feature bay window, separate sitting/play room, modern fully fitted kitchen with integrated appliances and a dining area off, utility room and a separate ground floor wc. On the first floor there are 4 double bedrooms, the main bedroom has a contemporary en-suite shower room off plus a modern contemporary style house bathroom. Outside there are attractive gardens, the front offers ample off-road parking with an EV charging point and a lovely manageable enclosed rear garden. The property is well placed with access to amenities including local shops, schools etc. plus access to the motorway network. Early viewing essential.

ACCOMMODATION

A portico gives shelter to a modern composite type double glazed entrance door with matching double glazed side screen and leads into the entrance hall.

ENTRANCE HALL

17'2" x 6'4" (5.23m x 1.93m)

This is a good size, it has modern tiled flooring, a central heating radiator, a staircase to the first floor accommodation with a spindle bannister rail and an oak interior door which can be found throughout the remainder of the property.

GROUND FLOOR WC

This is fitted with a modern 2 piece white suite comprising of a low flush wc, corner wash-hand basin, a continuation of the tiled flooring, contemporary style towel rail/radiator, extractor fan, ceiling light and tiling to the splashbacks.

LOUNGE

19'10" max x 11'8" (6.05m max x 3.56m)

There are double part glazed Oak doors from the entrance hall leading into the lounge. The lounge is a good sized, attractive front facing reception room, it has a feature pvc double glazed bay window to the front, 2 central heating radiators, coving to the ceiling and 2 ceiling light points.

SECOND SITTING/PLAY ROOM

9'9" x 9'8" (2.97m x 2.95m)

This has 2 double glazed, double opening doors which lead out into the rear garden, a central heating radiator, coving to the ceiling and a central ceiling light.

MODERN FITTED KITCHEN

14'6" x 8'2" (4.42m x 2.49m)

This is all beautifully finished with a range of modern high and low level units finished with a contemporary high gloss light grey coloured cabinet door with a contrasting work surface over and a coordinating tiled splashback. There is a 5 ring gas hob including a wok burner, extractor hood, integrated double

oven and grill. Additional integrated appliances include dishwasher, under-counter fridge and freezers. There is a continuation of the tiled flooring, inset spotlighting to the ceiling, a pvc double glazed window with an outlook over the rear garden. The kitchen opens directly into a dining area.

DINING AREA

9'8" x 8'10" (2.95m x 2.69m)

This has a pvc double glazed window with an outlook into the rear garden, central heating radiator, coving to the ceiling, tiled flooring and a central ceiling light.

UTILITY ROOM

Again, this is all smartly finished with coordinating units, a single drainer porcelain sink with mixer tap, plumbing and space for washing machine etc. and a space for a tall fridge freezer. There is a central heating radiator, tiled flooring, pvc double glazed window, composite type double glazed rear door and a ceiling light.

FIRST FLOOR LANDING

There is an access point into the loft space, a tall in-built cupboard with shelving and doors to the bedrooms and bathroom.

BEDROOM 1

15'0" max x 11'10" max (4.57m max x 3.61m max)

This is a large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, central ceiling light and a door into a contemporary en-suite.

EN-SUITE SHOWER ROOM

This has all been beautifully remodelled, it has a walk-in shower with a mains plumbed thermostatic shower including a rainfall style shower head, a wash basin set onto a vanity unit and a low flush wc. There is modern tiling with a coordinating floor tiles, pvc double glazed window, inset spotlighting to a waterproof ceiling and a contemporary style towel rail/radiator.

BEDROOM 2

14'1" x 11'2" (4.29m x 3.40m)

This is a good size second double bedroom, it has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

BEDROOM 3

15'3" x 8'11" (4.65m x 2.72m)

This is a comfortable third double bedroom, it has a pvc double glazed window to the front, central heating radiator, a deep recess which create space for wardrobes etc. and a central ceiling light.

BEDROOM 4

12'7" x 8'11" (3.84m x 2.72m)

This has a pvc double glazed window with an outlook over the rear garden, a central heating radiator, feature wall panelling and a central ceiling light.

UPGRADED HOUSE BATHROOM

10'7" x 7'0" (3.23m x 2.13m)

Again, this is finished with a contemporary theme which comprises of an 'P' shaped shower style bath with a mains plumbed shower over including a rainfall style shower head along with a glazed shower screen. There is a wash-basin inset into a vanity unit and a low flush wc. There is a modern grey coloured tiled wall with matching floor tiles, a contemporary style towel rail/radiator, pvc double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

The property stands on an attractive corner plot, the front has all been landscaped with block paving which now provides ample off-road parking for several vehicles and in-turn leads to an integral garage with a roller shutter style door with power and light laid on and an adjacent EV charge point. A gated access leads to a side path into the rear garden.

REAR GARDEN

The rear garden is all enclosed with concrete posts and timber fencing to the perimeters, it has been designed for lower and easier maintenance. It has a large central shaped lawn with an Indian stone paved patio which extends across the rear elevation providing ample seating and entertaining space during the Summer months.

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 1000

mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

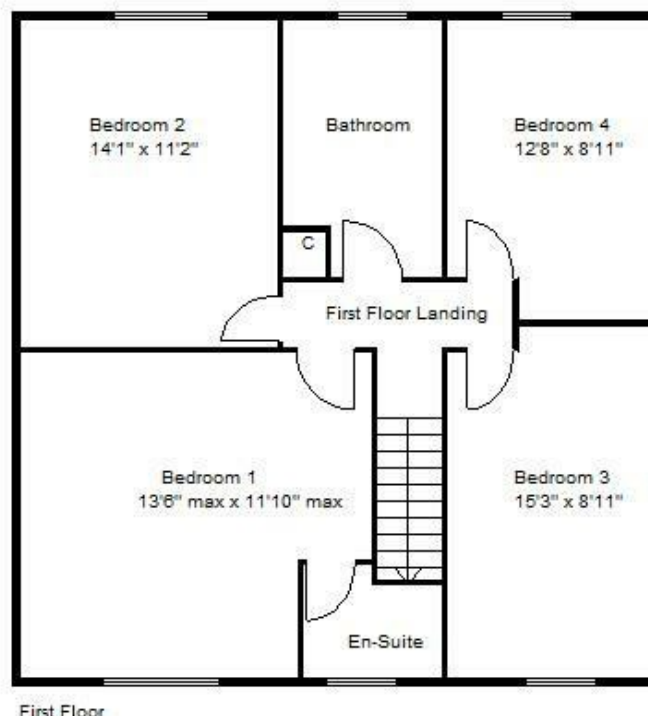
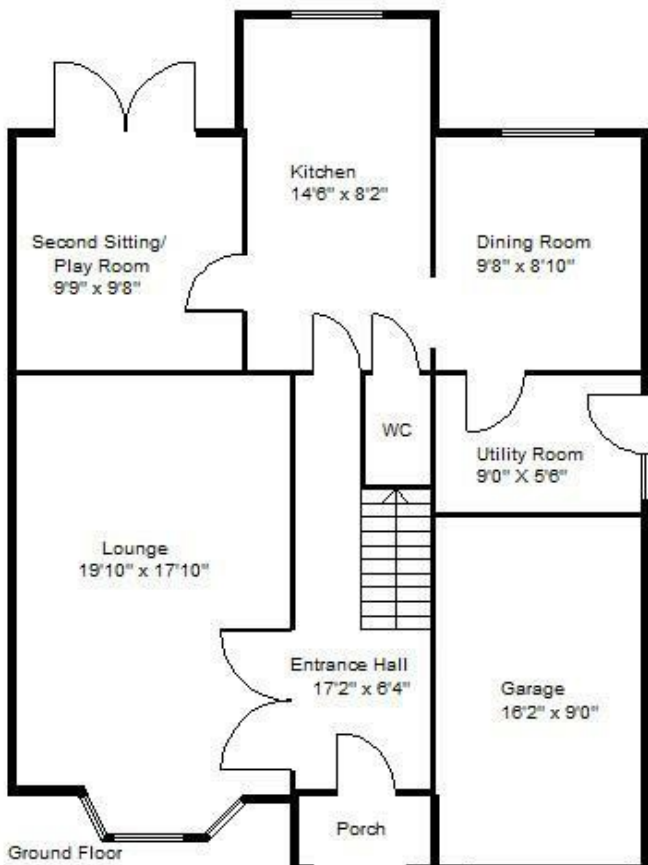
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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			
(69-80) C			
(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

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