

horton knights of doncaster

5 Derwent Drive, Lakeside, Doncaster, DN4 5PB



EXTREMELY WELL PROPORTIONED DETACHED PROPERTY / OPEN PLAN DINING KITCHEN / LIVING ROOM / GROUND FLOOR WC / 4 GENEROUSLY SIZED BEDROOMS / EN-SUITE TO PRINCIPLE BEDROOM / CARPORT / DETACHED GARAGE / ENCLOSED REAR GARDEN / EXCELLENT LOCATION / MUST BE VIEWED //

Beautifully tucked away on this smart modern estate in a really well-served part of Doncaster. This extremely well-proportioned detached family home was built by Barrett's approaching 10 years ago and briefly comprises entrance hall, lounge, ground floor WC, large open plan dining kitchen with a range of integrated appliances, first floor landing, generously sized bedrooms including a principal bedroom with ensuite facilities, a main house bathroom, front and rear gardens, carport and a detached brick-built garage. Located where the property is gives it both privacy but also great access to local amenities especially the ones located at Lakeside which includes supermarkets, leisure, restaurants and many more. All in all, a very smart home which must be viewed to appreciate all it has to offer.

Asking Price £350,000

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

KITCHEN/DINING ROOM

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM 1

EN-SUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

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 approx. 2016.

COUNCIL TAX - Band E

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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.

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.

