



horton knights of doncaster

sales
lettings
and service



Winder Close, Rossington, Doncaster, DN11 0GY
Asking Price £220,000

3 BEDROOM SEMI DETACHED FAMILY HOME / IMPRESSIVE SECOND-FLOOR MASTER BEDROOM WITH EN-SUITE SHOWER ROOM / MODERN OPEN-PLAN KITCHEN AND DINING SPACE / SPACIOUS LOUNGE WITH FRENCH DOORS OPENING TO THE REAR GARDEN / GROUND-FLOOR WC AND GENEROUS STORAGE THROUGHOUT / TWO WELL-PROPORTIONED FIRST-FLOOR BEDROOMS / ENCLOSED REAR GARDEN WITH PATIO AREA AND LAWN / OFF-STREET PARKING FOR 2 / SOUGHT AFTER RESIDENTIAL LOCATION IN ROSSINGTON //

This well-presented three-bedroom semi-detached property, located in the popular area of Winder Close, New Rossington, Doncaster, offers spacious and versatile living accommodation ideal for families and first-time buyers alike. Upon entering the property, you are welcomed by a practical entrance hallway, a modern open-plan kitchen and dining area, providing an excellent space for both everyday living and entertaining, additional built-in storage and a useful downstairs WC. The layout flows seamlessly into the bright and comfortable lounge, which benefits from double doors opening out onto the rear garden, allowing plenty of natural light and easy indoor-outdoor living. To the first floor, there are two generously sized bedrooms along with a well-appointed family bathroom. The second floor is dedicated to an impressive master suite, offering a spacious bedroom complete with its own en-suite, creating a private and relaxing retreat. Externally the rear garden is mainly laid to grass with a patio area, ideal for outdoor dining and relaxation. A double width driveway providing off-road parking.

AGENTS NOTES:

TENURE - FREEHOLD. There is an estate charge of approx £150.00 p.a.

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 B.

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.

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.

ACCOMMODATION

The property details are currently being prepared. Should you wish to view the property, please call the office on 01302 760322.

