


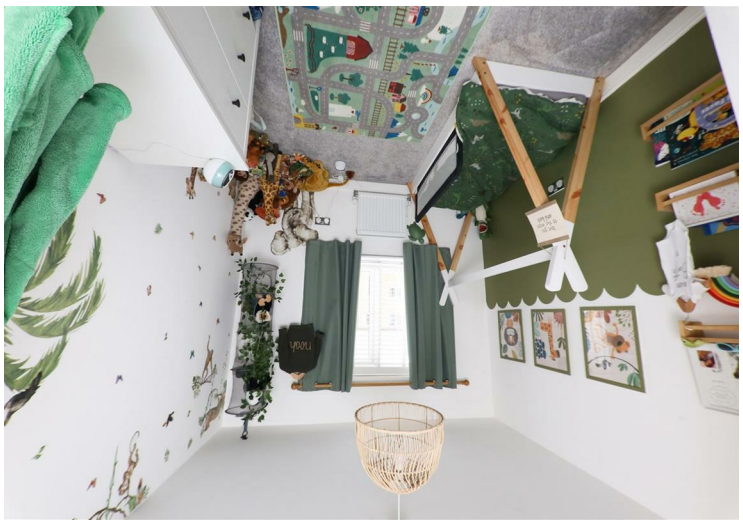
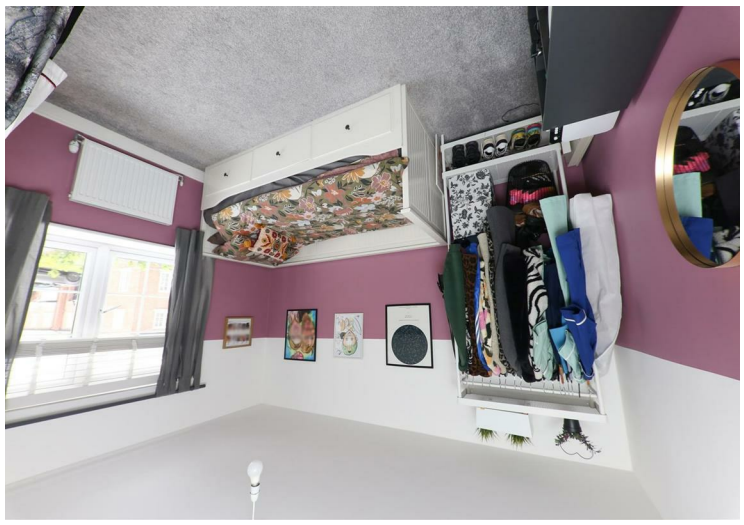





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Davy Road, New Rossington, Doncaster, DN11 0LQ

Offers In The Region Of £240,000

A BEAUTIFUL CONTEMPORARY STYLED, 4 BEDROOM SEMI-DETACHED HOUSE / REAL WOOD FLOORING THROUGHOUT THE GROUND FLOOR / MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / FOUR GOOD SIZED BEDROOMS / MAIN BEDROOM WITH AN EN-SUITE SHOWER ROOM / VIEWING RECOMMENDED.

This attractive contemporary style house offers spacious living, laid out over three floors. It has a gas radiator central heating system, PVC double glazing, and briefly comprises: Entrance hall with stairs to the first floor, an attractive lounge with real wood flooring, which is continued throughout the ground floor, dining kitchen with integrated appliances and a ground floor WC, First floor landing, 3 good sized bedrooms, plus a modern white bathroom. Whilst on the upper floor, there is a very large main bedroom with en-suite shower room off. The front provides off-road parking for two cars. Whilst the rear garden is nicely enclosed, perfect for a family. The property is well placed with access to local amenities including shops, schools etc. Plus easy access to the motorway network via the M18. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A composite type double glazed entrance door leads into the entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation, a central heating radiator, a coat rail and an in-built cupboard. This is all beautifully finished with a real wood flooring. A door continues through into a front facing lounge.

LOUNGE
14'0" x 12'6" (4.27m x 3.81m)
This is an attractive room with a feature fireplace, including a recess for a tv, and shelving to the recesses, a continuation of the wood flooring, a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

DINING KITCHEN
16'0" x 9'6" (4.88m x 2.90m)
This is fitted with a range of modern high and low level units finished with a grey coloured cabinet door and a contrasting dark wood effect work surface. A composite style 1½ bowl sink with a mixer tap, a range of integrated appliances which include a five-ring gas hob including a wok burner with an extractor hood above, integrated double oven, integrated fridge and freezer, dishwasher and washing machine. There is part panelling to one wall, a central heating radiator, real wood flooring, a PVC double glazed window and PVC double glazed double opening doors which open and lead into the rear garden. Concealed behind one of the corner cabinets is a wall-mounted gas-fired combination-type boiler which supplies the domestic water and central heating systems.

INNER LOBBY AREA
From here there is a door to a wc, and to the opposite side there is a deep under-stairs cupboard, again finished with the real wood flooring with shelving and power laid on.

GROUND FLOOR WC
This is fitted with a modern two-piece white suite that comprises of a low flush WC, a wash-hand basin, a central heating radiator, real wood flooring, an extractor fan and a ceiling light.

FIRST FLOOR LANDING
This has a tall in-built storage cupboard with shelving, a central heating radiator. A second door from here gives access into a little computer hub area where there is a further staircase leading up to the main bedroom, a PVC double glazed window and a central heating radiator.

BEDROOM 2
10'3" x 9'0" (3.12m x 2.74m)
A good sized second bedroom, it has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3
11'0" x 8'0" (3.35m x 2.44m)
This has PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 4
10'10" x 7'8" (3.30m x 2.34m)
This has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and a deep built-in storage cupboard.

MODERN BATHROOM
This is fitted with a modern three-piece white suite that comprises of a panelled bath, a wash-hand basin and a low flush WC. There is modern tiling to the bathing areas and splashbacks, a coordinating tiled floor, a ceiling light, extractor fan and a central heating radiator.

MAIN BEDROOM
22'3" max x 16'0" max (6.78m max x 4.88m max)
This is a lovely large double bedroom, it has a PVC double glazed window at the front, a double panel central heating radiator, a velux window, in-built wardrobes spanning the length of one wall concealing a hanging rail and storage, two wall lights and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
Again, this is all smartly finished with a modern 3 piece white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower including a rainfall shower head, a wash hand basin and a low flush WC. all finished with tiling to the walls, coordinating floor tiles, a central heating radiator, a double glazed velux window, extractor fan and a ceiling light.

OUTSIDE
To the front of the property there is a tarmac frontage which provides car standing for two cars side by side and an EV charge point. There is a pedestrian pathway which gives access to the front door, and access via a side gate into the rear garden.

REAR GARDEN
To the rear there is a pretty garden, it has a central lawn with shaped flower borders, to the far end of the garden it has a paved patio and sitting area with a shed alongside with a further patio area accessed directly from the dining area, all nicely enclosed with timber fencing to the perimeters.

AGENTS NOTES:
TENURE - FREEHOLD

ESTATE CHARGE - TBC.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating system via a combination tank boiler. Age of boiler TBC.

COUNCIL TAX - Band C.

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, 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.

