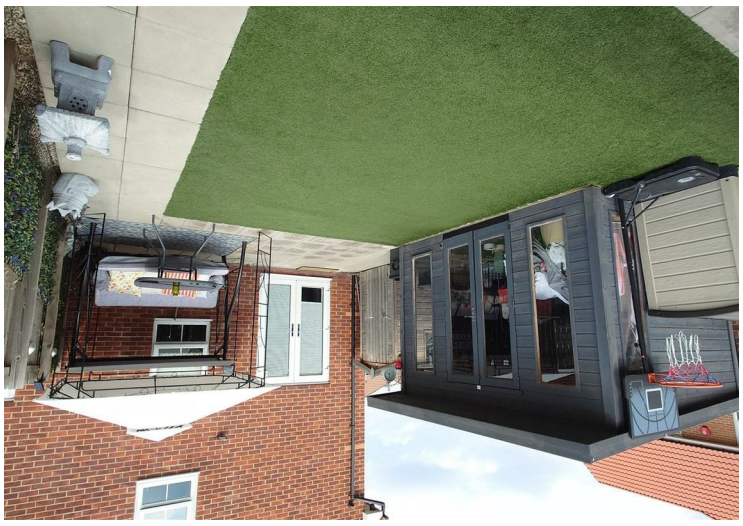
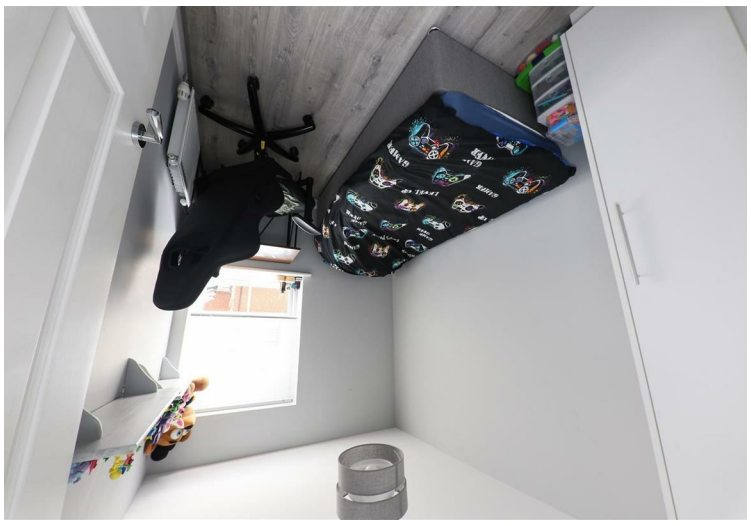
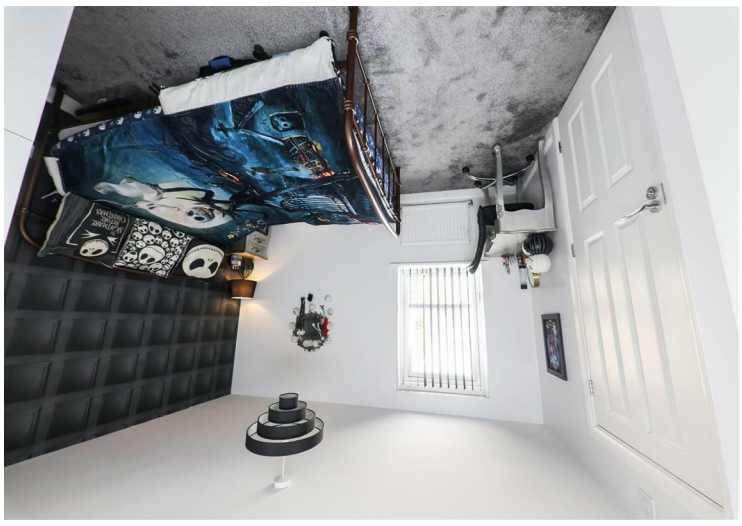
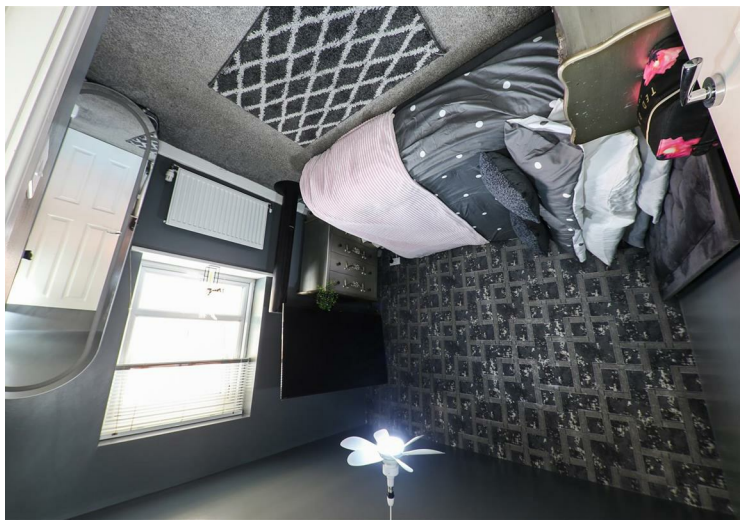
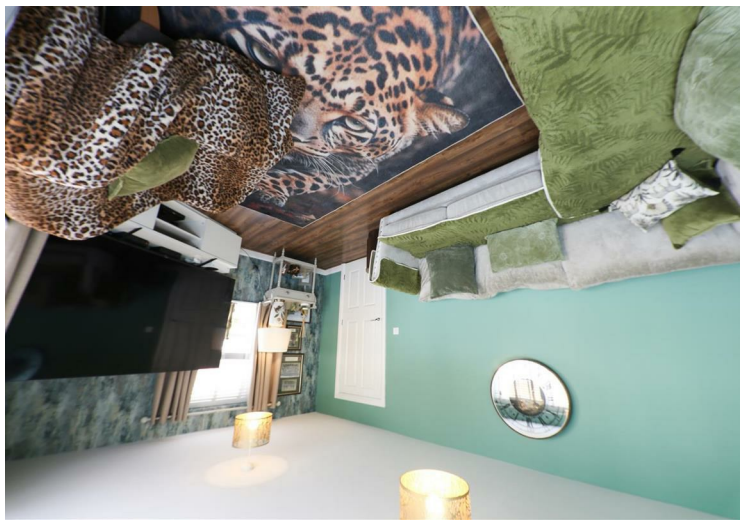



horton knights

of doncaster

sales
lettings
and service



Jenkin Close, New Rossington, Doncaster, DN11 0ZH

Offers Over £200,000

*****OFFERS OVER £200,000*****

STYLISH DOUBLE FRONTED 3 BEDROOM SEMI / CONTEMPORARY LAYOUT INCLUDING A LARGE OPEN PLAN DINING KITCHEN / MANY INTEGRATED APPLIANCES / DOUBLE DOORS ONTO THE REAR GARDEN / GF WC, EN-SUITE & BATHROOM / LOVELY REAR GARDEN WITH TIMBER SUMMERHOUSE / OFF ROAD PARKING / EARLY VIEWING ESSENTIAL //

Located on this sought after development, an attractive double fronted 3 bedroom semi detached house. Built to the popular 'Moresby' styling it offers a spacious, contemporary styled layout. It has gas radiator central heating via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with a ground floor wc off, a spacious lounge and a beautiful contemporary styled open plan dining kitchen with integrated appliances and French doors into the rear garden. On the first floor there are 3 bedrooms, an en-suite shower room and a family bathroom. Outside are attractive gardens and off road parking. Great location with access to amenities including access to the M18 and motorway networks. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A composite double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly presented and sets the theme for the remainder of the property. There is a vinyl floor covering with a herringbone style pattern, a staircase to the first-floor accommodation, a double panel central heating radiator, central ceiling light, and a large inbuilt double cupboard.

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

LOUNGE
15'6" x 10'8" (4.72m x 3.25m)
An attractive room, dual aspect reception room, it has two PVC double glazed windows to the side and front elevations, a double panel central heating radiator, modern laminate flooring and two ceiling lights.

DINING KITCHEN
15'6" x 8'10" (4.72m x 2.69m)
All smartly finished with a range of modern high and low-level units, finished with a matt grey coloured cabinet door with a contrasting marble effect work surface over, including a matching splash back. There is a single drainer stainless steel sink unit with a mixer tap, integrated appliances which include a four-ring gas hob with glass splash back, extractor hood, integrated oven, dishwasher, fridge/freezer and a washing machine. There is a vinyl floor covering, two PVC double glazed windows and PVC double glazed double opening doors which give access into the rear garden. Two ceiling lights and 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.

FIRST FLOOR LANDING
There is an access point into the loft space, central ceiling light, a tall built-in cupboard and doors to the bedrooms and bathroom.

BEDROOM 1
10'10" x 10'7" (3.30m x 3.23m)
A good sized double bedroom, it has a PVC double glazed window, a central heating radiator, a range of fitted wardrobes, central ceiling light and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
This is fitted with a modern three-piece white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin a low flush WC. There is a PVC double glazed window, central heating radiator, modern vinyl flooring, ceiling light and an extractor fan.

BEDROOM 2
11'11" x 8'9" (3.63m x 2.67m)
A good sized second double bedroom. It has a PVC double glazed window, central heating radiator, fitted wardrobes set into the recess and a ceiling light.

BEDROOM 3
8'10" x 6'5" (2.69m x 1.96m)
This has a PVC double glazed window, central heating radiator, LVT style flooring, a central ceiling light and a corner built-in wardrobe.

HOUSE BATHROOM
This is fitted with a modern three-piece white suite that comprises of a panelled bath with a tiled splashback, a pedestal wash hand basin and a low flush WC. There is a PVC double glazed window, central heating radiator, ceiling light and an extractor fan.

OUTSIDE
The property stands on an attractive corner plot. To the front and side there is a garden area with shaped flower beds and borders stocked with a variety of maturing shrubs and plants.

REAR GARDEN
To the rear of the property there is a pretty, low maintenance garden with a paved patio set around a central artificial lawn. Within the garden there is a timber framed summerhouse. A gate gives access to two off road parking spaces to the rear.

AGENTS NOTES:
TENURE - FREEHOLD. Estate Charge to be confirmed.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units as per new in 2021.

HEATING - Gas radiator central heating. Age of boiler 2021

COUNCIL TAX - Band B.

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.

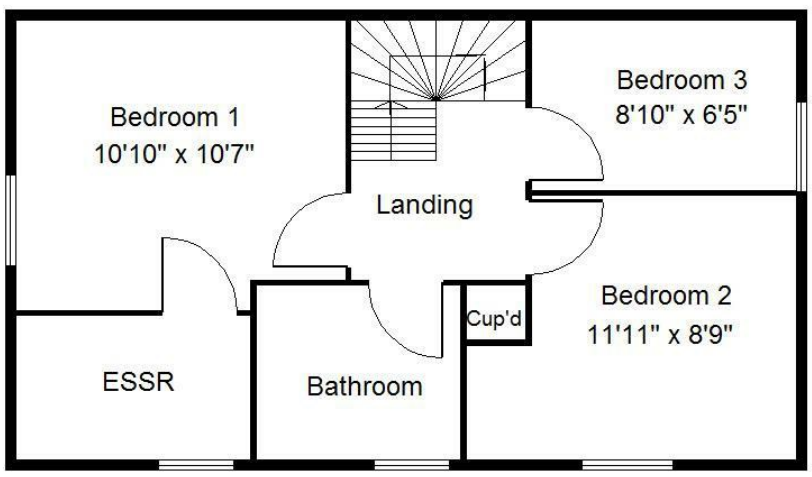
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

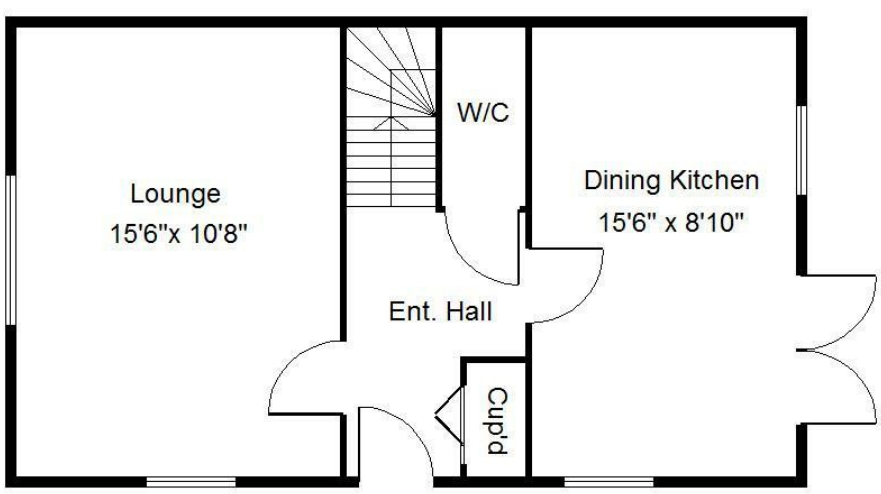
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.



First Floor



Ground Floor



