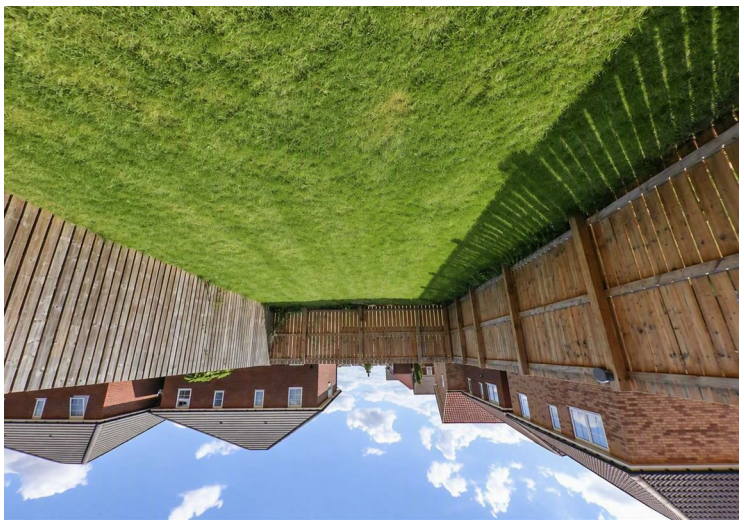
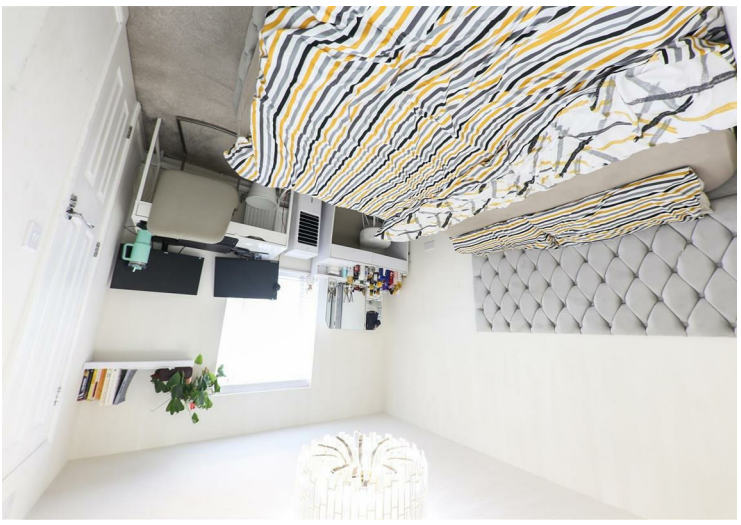
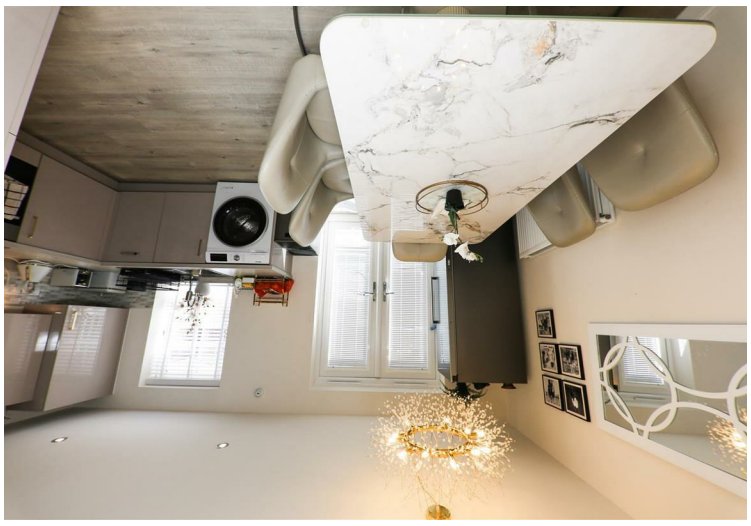
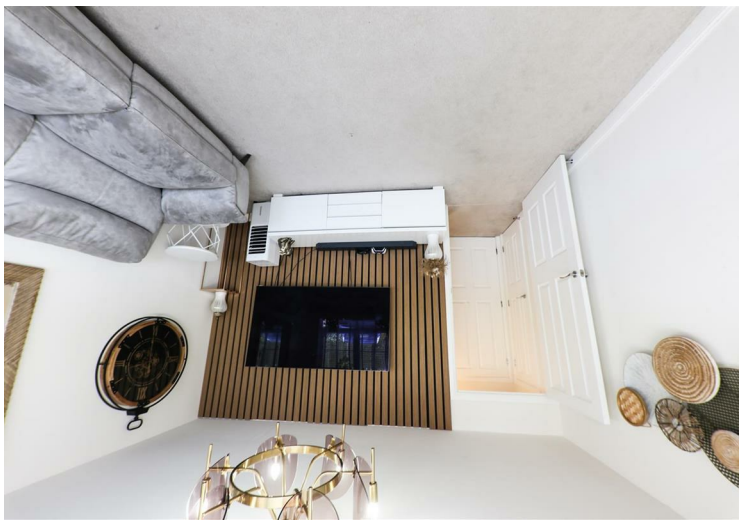







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**Collier Close, New Rossington, Doncaster, DN11 0ZD**
**Asking Price £190,000**

***** MOVE IN FOR CHRISTMAS *** A MODERN THREE BEDROOM SEMI-DETACHED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / LOUNGE/ MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / THREE GOOD SIZED BEDROOMS WITH MAIN BEDROOM HAVING AN EN-SUITE SHOWER ROOM / HOUSE BATHROOM / OFF ROAD PARKING / GOOD SIZED REAR GARDEN / VIEWING A MUST //**

A recently constructed, contemporary styled 3 bedroom semi detached house, it has gas central heating system via a combination type boiler and pvc double glazing. The accommodation briefly comprises: Entrance hall with stairs off to the first floor, spacious lounge, inner lobby, open plan dining kitchen, ground floor wc and a large storage cupboard. First floor landing, 3 good sized bedrooms, the main bedroom enjoys an en-suite shower room plus there is a separate bathroom. Outside there is off road parking, and a lovely enclosed rear garden. very popular estate with good access to amenities within Rossington, including schools, plus easy access to the M18/A1 making it perfect for commuters. PRICED TO SELL. DON'T MISS IT.

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

**ENTRANCE HALL**
This has a staircase leading to the first floor accommodation, a central heating radiator, central ceiling light and a door to the lounge.

**LOUNGE**
**12'11" x 11'9" (3.94m x 3.58m)**
This is an attractive lounge. This has a PVC double glazed window to the front, feature panelling to one wall, central heating radiator, central ceiling light and a door which leads into the inner lobby.

**INNER LOBBY**
There is a built-in storage cupboard and a door which leads into the ground floor W.C

**GROUND FLOOR WC**
Fitted with a white low flush W.C, a wash hand basin with a mixer tap, an extractor fan and splashback tiling.

**DINING KITCHEN**
**15'0" x 10'0" (4.57m x 3.05m)**
Fitted with a range of wall and base units with a coordinating work surface with a stainless sink and drainer with a mixer tap. The kitchen has a gas hob with extractor hood above, an electric oven and grill and plumbing for a washing machine. There is an integrated dishwasher and fridge-freezer, splashback tiling to the walls, spotlighting to the ceiling and a central heating radiator. There is complimentary There is a cupboard which houses the gas central heating boiler, a PVC double glazed window, PVC double glazed double opening French doors which give access to a patio and rear garden.

**FIRST FLOOR LANDING**
This has an access point into the loft space, a central heating radiator and doors to the bedrooms and bathroom.

**BEDROOM 1**
**9'6" x 8'4" (2.90m x 2.54m)**
This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light. There is a door which gives access to an en-suite shower room.

**EN-SUITE SHOWER ROOM**
Fitted with a low flush W.C, a wash hand basin and a walk-in shower cubicle with a mains plumbed shower, glass screen and tiling to the walls. There is a PVC double glazed window to the front and a central heating radiator.

**BEDROOM 2**
**10'7" x 8'10" (3.23m x 2.69m)**
A good size room with a PVC double glazed window to the rear, central heating radiator and a central ceiling light.

**BEDROOM 3**
**9'7" x 7'0" (2.92m x 2.13m)**
Again, a good size room. There is a PVC double glazed window to the rear, central heating radiator and a central ceiling light.

**HOUSE BATHROOM**
Fitted with a white three piece suite which comprises of a low flush W.C, a wash hand basin with mixer tap and a panelled bath with shower over. There is a PVC double glazed window to the side, tiling to the splashback and bathing areas and a central heating radiator. There is a side facing obscure double glazed window, partial tiling and a central heating radiator.

**OUTSIDE**
To the front a driveway provides off road parking for two cars side by side

**REAR GARDEN**
This is mainly lawned with fencing to the perimeters and a patio area.

**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. Age of boiler TBC.

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.

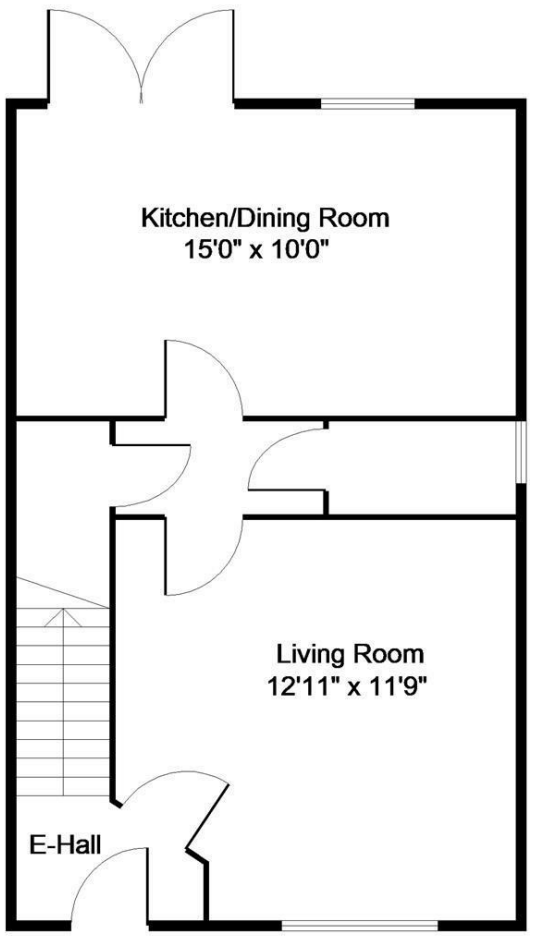
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

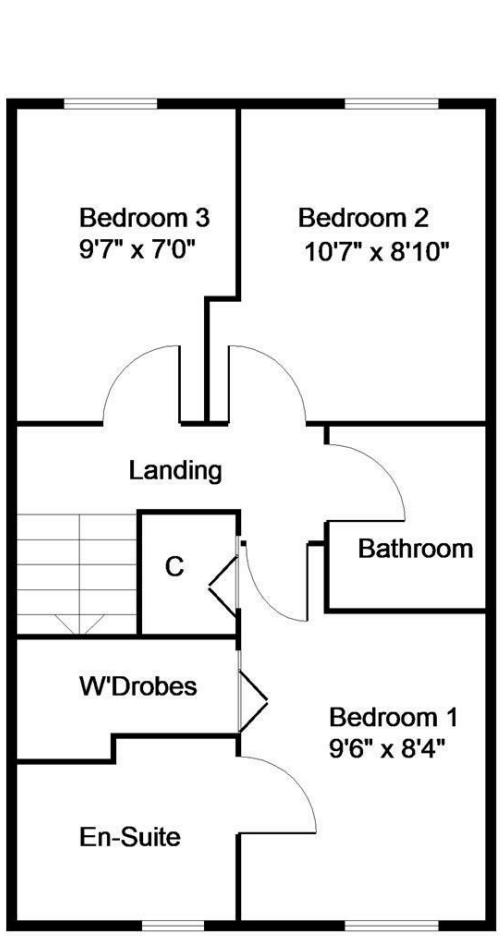
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.



Ground Floor



First Floor

