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Copley Gardens, Sprotbrough, Doncaster, DN5 7JH

Asking Price £395,000

IMMACULATE 3 BEDROOM DETACHED HOUSE / CONTEMPORARY UPGRADED DINING KITCHEN WITH NEFF APPLIANCES / GORGEOUS LUXURY EN-SUITE SHOWER ROOM / LARGE LANDSCAPED REAR GARDEN / BRICK GARAGE & EV CHARGE POINT / SPROTBROUGH VILLAGE LOCATION / FIRST TO VIEW WILL BUY //

Located in the heart of Sprotbrough village, this 3 bedroom detached house is sure to appeal. Extensively upgraded it offers contemporary fixtures and fittings throughout, plus benefits from a larger beautifully landscaped rear garden. It benefits from gas central heating, pvc double glazing and briefly comprises: Entrance porch into a larger hall with a ‘clever closet’ storage solution, a large dual aspect lounge with double doors onto the rear garden, upgraded dining kitchen with NEFF integrated appliances and a ground floor wc and utility. Large first floor landing with two deep cupboards, 3 good sized bedrooms, the main bedroom has a gorgeous contemporary en-suite shower room off, plus a separate house bathroom. Outside are good sized gardens, the rear has been landscaped with a porcelain tiled patio opening onto a larger lawn. Separate garage with EV charge point and additional parking. All within waliking of Sprotbrough Village shops and amenities, plus local schools and access to the motorway network.

ACCOMMODATION

A composite type double glazed entrance door leads into an entrance porch.

ENTRANCE PORCH

This has two double glazed windows to the side elevations, a tiled floor covering, central heating radiator and opens into a large hall.

HALL

There is a staircase to the first floor accommodation, which includes a ‘clever closet’ under stairs pull-out storage solution, a central heating radiator, a continuation of the tiled flooring, coving, and a ceiling light.

LOUNGE

18'3" x 10'6" (5.56m x 3.20m)

An attractive dual aspect room, it has a broad PVC double glazed window to the front and a further PVC double glazed double opening doors which lead out into the rear garden. There is a featured polished limestone fireplace with a gas fire inset, two double panel central heating radiators, Karndean style flooring, coving to the ceiling and two central ceiling lights.

CONTEMPORARY OPEN PLAN DINING KITCHEN

23'6" x 9'1" (7.16m x 2.77m)

A beautifully fitted kitchen, recently renovated and upgraded to include a range of high and low level units, finished with a dove grey coloured cabinet door, under cupboard lighting, a white quartz/granitework surface with upstand and grey mirrored splash backs. Within the kitchen there is a host of integrated NEFF appliances to include an electric oven, a combination

type microwave, wine cooler, fridge, freezer and an integrated dishwasher plus a boiling water tap and a waste disposal unit. There is under floor heating throughout the kitchen area, space for a formal dining table, two PVC double glazed windows to the front and rear elevations, a composite type double glazed side door and inset spot lighting to the ceiling

GROUND FLOOR WC & UTILITY ROOM

This is all smartly finished with a low flush WC, a wash hand basin set onto a vanity top with under storage and a further concealed sliding door gives access to a large utility cupboard with plumbing for a washing machine & tumble dryer etc. There is a PVC double glazed window and a ceiling light.

FIRST FLOOR LANDING

This has a PVC double glazed window, which looks out to the property’s rear garden, a central heating radiator, central ceiling pendant light and a drop down timber ladder which gives access into the loft space where there is a combination type boiler which supplies the domestic hot water and central heating systems. To the far end there are two large built-in cupboards with shelving and storage.

BEDROOM 1

10'6" x 9'10" (3.20m x 3.00m)

A lovely double bedroom, it has a PVC double glazed window to the front, a central heating radiator, an air conditioning unit, central ceiling light and fitted double walk-in wardrobe. A door from here gives access into a beautiful contemporary shower room.

CONTEMPORARY EN-SUITE SHOWER ROOM

This is all smartly finished with a walk-in shower

including a rainfall style shower, chrome and glass shower doors, wash basin set onto a vanity unit and a low flush WC. There is modern tiling to the four walls, coordinating floor tiles, a PVC double glazed window, an extractor fan, inset spot lighting to the ceiling, underfloor heating and an illuminating wall mirror.

BEDROOM 2

12'10" plus w'robes x 8'10" (3.91m plus w'robes x 2.69m)

A good size second double bedroom. There is a PVC double glazed window with an outlook into the rear garden, a central heating radiator, a central ceiling light and a built-in double wardrobe concealing hanging rail and storage.

BEDROOM 3

8'10" plus w'robes x 8'6" (2.69m plus w'robes x 2.59m)

This is presently displayed and used as an office, it has a PVC double glazed window to the front, a central ceiling light and a built-in double wardrobe.

HOUSE BATHROOM

This is all smartly finished with a modern white suite that comprises of a panelled bath, a pedestal wash hand basin and a low flush WC. There is tiling to the bathing areas and splash backs, a PVC double glazed window, a central heating radiator, vinyl floor covering and inset spotlighting to the ceiling.

OUTSIDE

To the front there is a walled garden, mainly lawned. An adjacent parking area, which gives access to a brick garage with an EV charge point.

REAR GARDEN

Outside to the rear of the property there's a beautiful landscaped garden, recently upgraded to include a porcelain tiled patio with a timber decked area and a larger lawn which has decorative borders, perfect for pots, shrubs and plants. To the corner of the property there is a further gated area which provides useful storage, perfect for bins etc.

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 TBC.

COUNCIL TAX - Band D.

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.

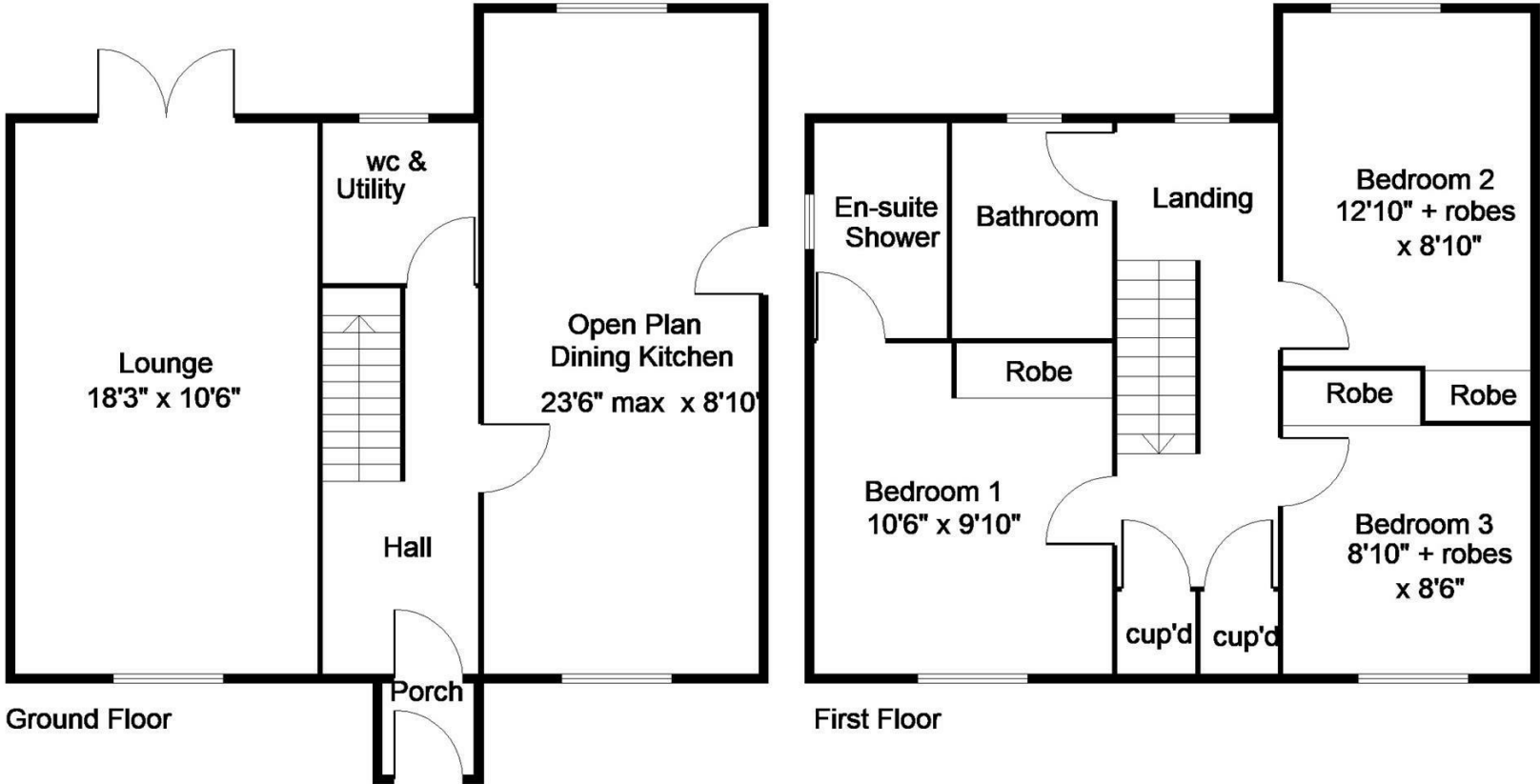
VIEWING - By prior telephone appointment with horton knights estate agents.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC