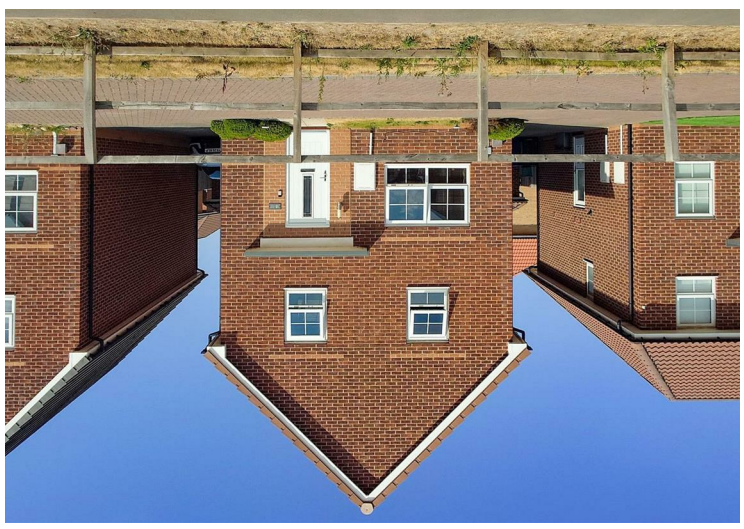
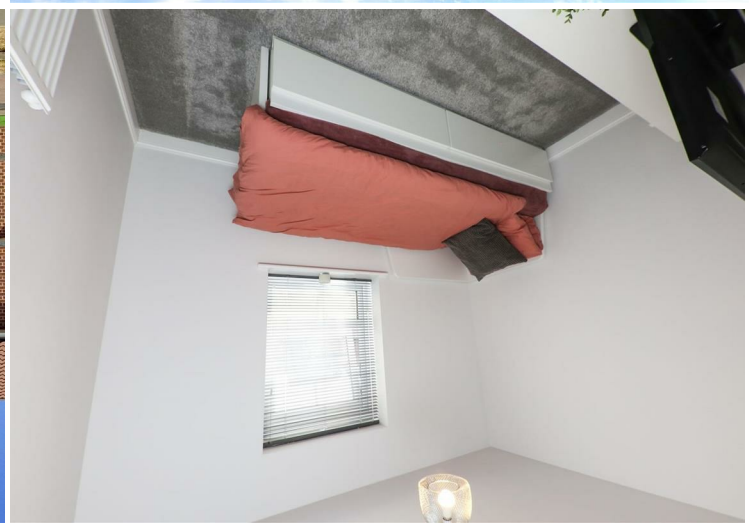
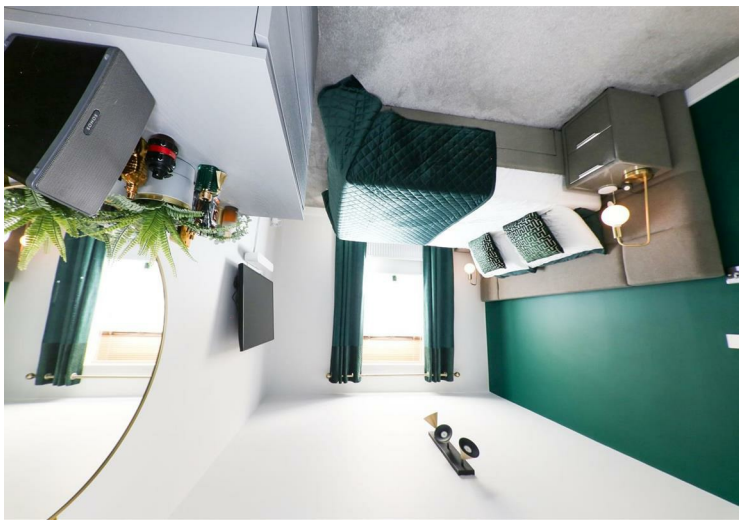




horton knights
of doncaster

sales
lettings
and service

Jenkin Close, New Rossington, Doncaster, DN11 0ZH

Offers Over £269,995 - £285,000

AN IMMACULATE 4 BEDROOM DETACHED HOUSE / LOVELY OPEN PLAN DINING KITCHEN / INTEGRATED APPLIANCES / 4 GOOD SIZED BEDROOMS / EN-SUITE TO MAIN / ALL MODERN WHITE BATHROOMS & WC / DETACHED GARAGE & EV CHARGE POINT / POPULAR DEVELOPMENT / GOOD ACCESS TO AMENITIES & THE MOTORWAYS / EARLY VIEWING RECOMMENDED //

Located on this popular development, a good sized 4 bedroom detached house with a more open aspect to the front. It benefits from the remainder of the builders NHBC warranty, GCH and PVC double glazing, and briefly comprises: Entrance Hall with a ground floor WC off, an attractive lounge, a beautiful open plan dining kitchen with integrated appliances, plus a large utility cupboard and double glazed doors onto the rear garden. First floor landing, 4 good sized bedrooms, en-suite shower room, plus a lovely modern house bathroom. Outside are attractive gardens, a long side driveway, EV charge point and a detached brick garage. Very well presented throughout offering ready to move into living. EARLY VIEWING HIGHLY RECOMMENDED.

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

ENTRANCE HALL
This is all smartly finished with a large format tiled floor covering which creates a nice modern effect. There is a staircase to the first floor accommodation, a built-in understairs storage cupboard, a central heating radiator and a central ceiling light.

GROUND FLOOR WC
This is beautifully finished with a modern white suite that comprises of a low flush WC, wash hand basin, modern tiling including a tiled floor, a central heating radiator, PVC double glazed window and a central ceiling light.

LOUNGE
16'8" x 10'8" (5.08m x 3.25m)
An attractive front facing reception room. A broad PVC double glazed window gives a more pleasant outlook beyond, two central heating radiators and two central ceiling lights.

OPEN PLAN DINING KITCHEN
18'0" x 13'6" (5.49m x 4.11m)
All smartly finished with a range of modern high and low level cabinets, finished with a light grey cabinet door, a contrasting black handle and a marble effect work surface with a matching upstand. Integrated appliances include a four ring ceramic hob with a glass splash back, an extractor hood and an integrated oven plus an integrated dishwasher and fridge freezer. A single drainer 1½ bowl stainless steel sink unit with a mixer tap. The work surface extends to make a peninsula style breakfast bar and also creates a natural room divide.

DINING AREA

This is all finished again, with large format tiles. There is a PVC double glazed window and PVC double glazed double opening doors which give access into the property's rear garden. There is a double panel central heating radiator, two central ceiling lights and a door to a well-designed utility cupboard which houses space for a washing machine with appropriate plumbing and also houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING
This has a central ceiling light, a large built-in double cupboard, access into loft space, a central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1
11'6" plus robes to recess x 9'0" (3.51m plus robes to recess x 2.74m)
A lovely double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light, a built-in wardrobe set into the recess and a door to the en-suite shower room.

CONTEMPORARY EN-SUITE SHOWER ROOM
Finished with an immaculate white suite that comprises of a walk-in shower enclosure with a mains plumbed shower, a pedestal wash hand basin and a low flush WC. There is a a tall towel rai/radiator, modern tiling and a coordinating floor covering.

BEDROOM 2
9'9" x 9'3" (2.97m x 2.82m)
A good sized second double bedroom, it has a PVC double glazed window to the rear, central heating radiator, a central ceiling light, built-in double wardrobes with sliding doors concealing hanging rail and storage.

BEDROOM 3
8'10" x 7'0" (2.69m x 2.13m)
A comfortable single bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 4
8'6" x 6'8" (2.59m x 2.03m)
This is presently displayed and used as an office but again a comfortable single bedroom. It has a PVC double glazed window with an outlook into the rear garden, a central heating radiator and a central ceiling light.

HOUSE BATHROOM
Fitted with a modern white suite that comprises of a panelled bath, pedestal wash hand basin and a low flush WC. There is modern tiling to the bathing areas and splash backs, a coordinating floor covering, double panel central heating radiator, a PVC double glazed window and a central ceiling light.

OUTSIDE
The property stands on an attractive plot, with a more open aspect. There is an open plan lawn with decorative flower beds inset, a block paved side driveway continues along the side of the property, where there is an EV charge point and leads to a detached brick garage.

DETACHED BRICK GARAGE
which has a metal up and over door with power and light laid on.

REAR GARDEN
The rear garden itself is nicely enclosed with brick walling and fencing to the perimeters. It is mainly lawned with a small patio which extends across the rear elevation.

AGENTS NOTES:

TENURE - FREEHOLD - ESTATE CHARGE - £135.00 p.a (TBC)

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, as new in 2022

HEATING - Gas radiator central heating, as new in 2022

COUNCIL TAX - Band D.

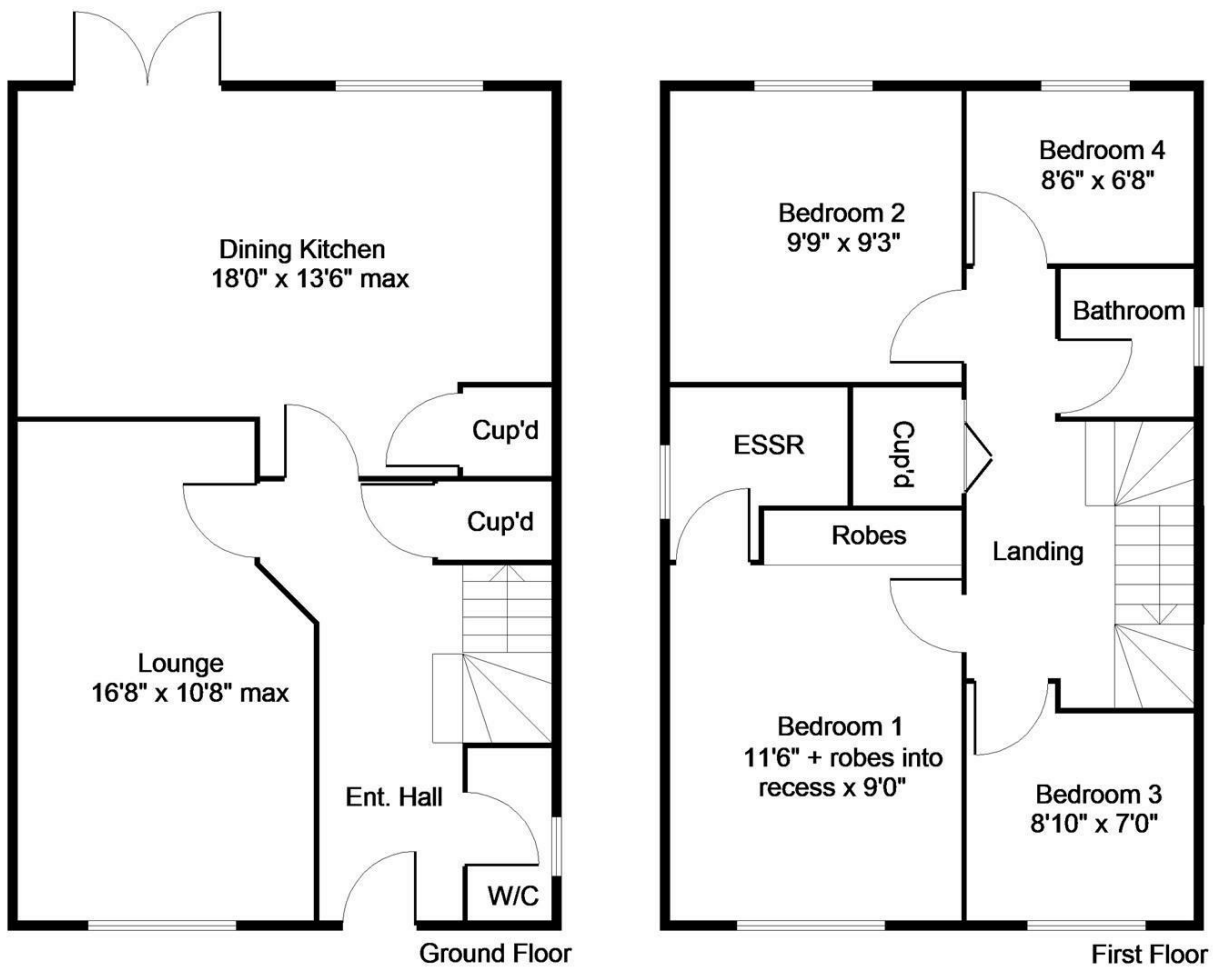
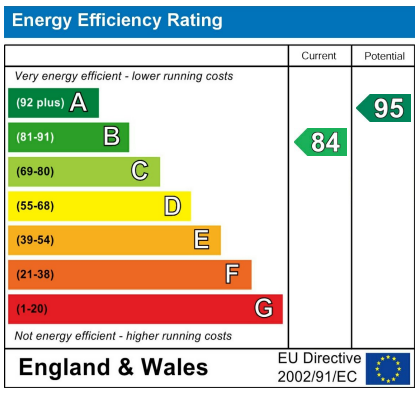
BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

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.