



horton knights of doncaster

sales
lettings
and service



Ashdown Way, Misterton, Doncaster, DN10 4BP
Offers Over £315,000

LARGE 4 BEDROOM DETACHED HOUSE / IMMACULATE THROUGHOUT / LARGE CONTEMPORARY OPEN PLAN LIVING DINING KITCHEN / INTEGRATED APPLIANCES / MODERN BATHROOMS / PRIVATE GATED DRIVE & GARAGE / VIEWING RECOMMENDED //

A lovely modern 4 bedroom detached family home in the heart of the village on a quiet cul-de-sac. Gas central heating via a condensed boiler, PVC double glazing and new composite doors, this property is ready to move into. It briefly comprises: Entrance hall, large lounge, modern 'L' shaped open plan informal living/ dining/ kitchen, beautifully fitted and includes a peninsula breakfast island, separate utility room and ground floor toilet. Large landing with a tall feature wall, 4 good sized bedrooms, principal bedroom has a modern tiled shower room plus a beautifully appointed house bathroom. Lawned frontage with a gated parking and a detached brick garage. Enclosed rear garden mainly lawned with paved entertaining areas. **PRICED TO SELL, VIEWING ESSENTIAL.**

ACCOMMODATION

Contemporary styled composite door leads into a very spacious entrance hall.

ENTRANCE HALL

A front pvc double glazed window, quarter turned staircase providing access to the first floor landing, useful under stairs storage and Oak style internal doors.

LOUNGE

19'6" max x 12'9" (5.94m max x 3.89m)

A large front facing reception room with a pvc double glazed bay window to the front, with custom shutters, an ornate fireplace, ceiling coving, two central heating radiators, and double doors into;

L SHAPED LIVING/ DINING/ KITCHEN

20'9" max x 22'8"max (6.32m max x 6.71m*2.44m"max)

A large 'L' shaped open plan living space, the measurements are taken at the widest points in both directions The kitchen is beautifully fitted with a range of high and low level units finished with a gloss white cabinet door and a contrasting worktop, a one and a half bowl stainless steel sink unit and mixer tap. Integrated appliances include a a 4 ring induction hob set into a peninsula breakfast island, an eye level oven and grill, dishwasher and a wine cooler. There are ceiling mounted spotlights a pvc double glazed window overlooking the rear garden. This opens into a dining area where there is a central heating radiator, and a broad opening through to an informal and relaxed sitting area where a set bi-folds open onto a paved patio perfect for summer entertaining.

SIDE LOBBY

From here there are doors to the outside, wc and utility room.

UTILITY ROOM

Fitted with matching cabinets and a solid wood work surface over, a Belfast style porcelain sink, plumbing and space for white goods, a concealed wall mounted gas fired boiler and a pvc double glazed window.

GROUND FLOOR WC

All smartly fitted with a modern two piece white suite comprising a wash hand basin and low flush WC, tiled flooring and a pvc double glazed window.

FIRST FLOOR LANDING

A large space with a full height feature wall perfect for a tall mirror/ artwork and doors leading off to the bedrooms and bathroom.

PRINCIPAL BEDROOM 1

12'9" x 11'4" (3.89m x 3.45m)

A large double bedroom with a front pvc double glazed window to the front, central heating radiator and door to the en-suite shower room.

EN SUITE SHOWER ROOM

Fitted with a modern three piece white suite comprising a low flush WC, vanity wash hand basin with unit beneath and a double walk in shower enclosure with power shower and glass panelling, chrome heated towel rail, modern grey tiled walls, a grey tiled floor and a pvc double glazed window.

BEDROOM 2

11'6" x 11'5" (3.51m x 3.48m)

A large second double bedroom with a pvc double glazed window and a central heating radiator.

BEDROOM 3

12'9" x 9'2" (3.89m x 2.79m)

A third double bedroom with a pvc double glazed window and a central heating radiator.

BEDROOM 4

7'10" x 7'4" (2.39m x 2.24m)

Still a very good sized fourth bedroom with a pvc double glazed window and a central heating radiator.

BATHROOM

Fully tiled with a modern grey tile and fitted with a modern 3 piece white suite that comprises of a paneled bath, wash hand basin set onto a vanity unit and a a low flush WC. PVC double glazed window and a central heating radiator/ towel rail.

OUTSIDE

To the front there is a lawned garden with a block paved side driveway providing off road parking with a set of wooden gates giving access to the rear garden and brick built garage.

REAR GARDEN

The rear garden is enclosed, it has an Indian stone seated entertainment area with the rest of the garden being lawned and a further Indian stone seating area to the rear of the garage.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES- All mains services are connected.

DOUBLE GLAZING - PVC double glazing.

HEATING - Gas central heating via a condensed boiler, age unknown.

COUNCIL TAX - This property is Band D.

BROADBAND - Superfast broadband is available, with download speeds of up to 80 mbps and upload

speeds of up to 20 mbps.

MOBILE COVERAGE - Coverage is available with 02. EE, Three and Vodafone may be restricted.

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

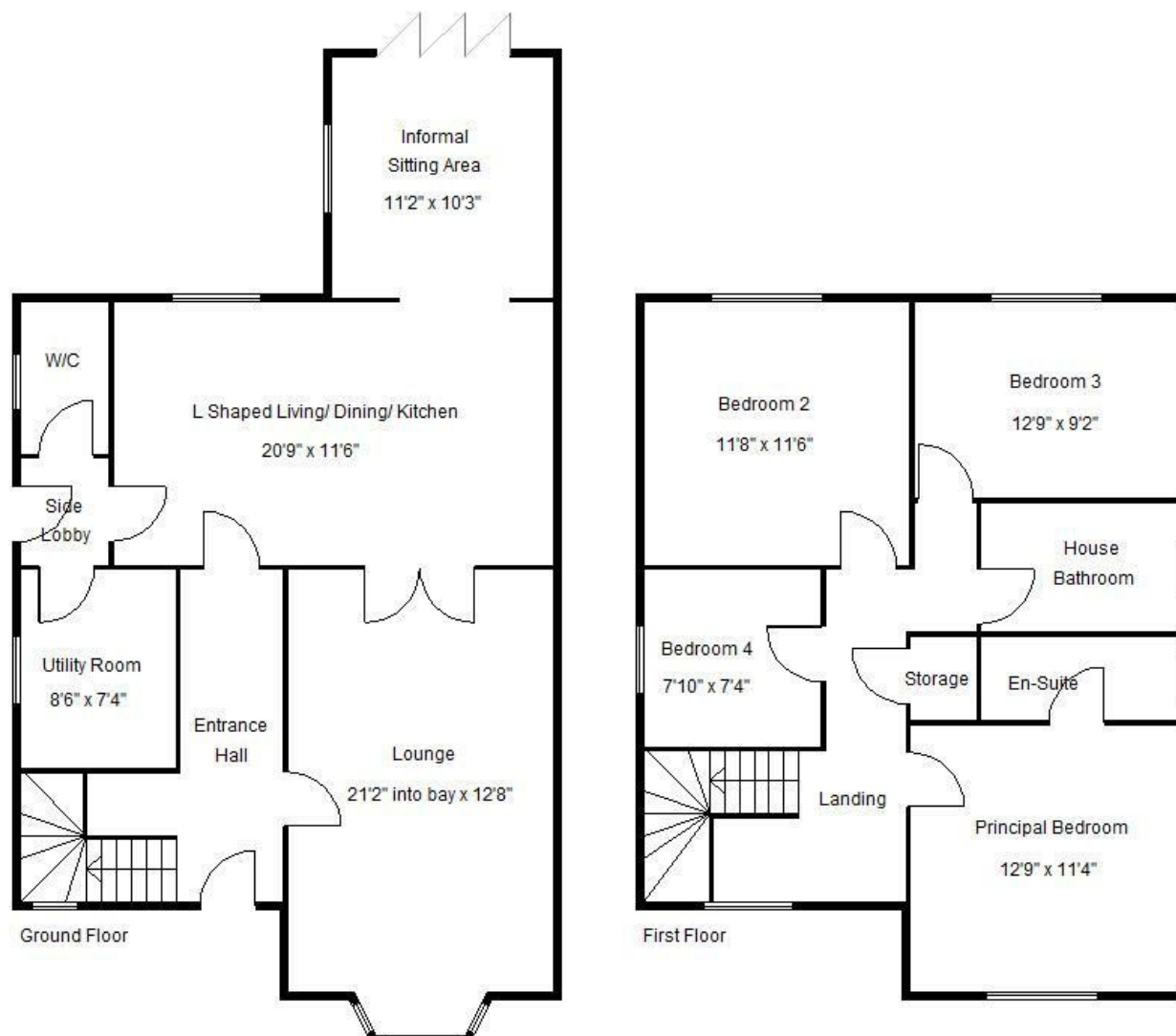
the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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.

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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
	67	78