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Farrington Drive, New Rossington, Doncaster, DN11 0UT  
Offers Over £220,000

**4 BED SEMI DETACHED HOUSE / EXTENDED TO THE SIDE AND REAR / MODERN OPEN PLAN LIVING / 2 BATHROOMS / LOW MAINTENANCE REAR GARDEN //**

Extended to the side and to the rear, this 4 bedroom semi detached house offers much more living space than can be imagined, and therefore an early viewing is recommended. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, huge open plan living space including bi-folds onto a southerly facing rear garden, modern fitted kitchen with NEFF cooking appliances, landing 4 bedrooms, an en-suite shower room and a bathroom. Outside is an enclosed rear garden and ample parking to the front with a garage/ workshop to the side. Well placed with access to amenities within the village including supermarkets, shops, schools plus access to the ring road and motorway networks. VIEWING IS ESSENTIAL.

**ACCOMMODATION**

A contemporary style double glazed composite door gives access into the property's entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, laminate flooring, a staircase to the first floor accommodation, a central ceiling pendant light, coving and a glazed door into a very large open plan living and dining room.

**OPEN PLAN LIVING & DINING ROOM**

**27'6" x max x 14'0" max (8.38m x max x 4.27m max )**  
This is a very large area, designed for modern living and is probably better demonstrated by the floorplan and photographs. It benefits from an extension to the rear and includes bi-folds opening onto the rear garden, 3 velux windows and two additional side windows which allows the room a good amount of natural light. There are two central heating radiators, a feature panelled wall, coving and a central ceiling pendant light, as well as a deep understairs storage cupboard.

**FITTED KITCHEN**

**10'0" x 7'6" (3.05m x 2.29m)**

All smartly fitted with a range of modern white high gloss, high and low level units finished with a work surface over, there is a single drainer 1 1/2 bowl composite style sink with a mixer tap, a Neff four ring glass and gas hob, a matching NEFF oven with a hide and slide style door, extractor hood and a splashback. There is an integrated fridge and freezer, plumbing for an automatic washing machine, spotlighting to the ceiling, a PVC double glazed bay window and laminate flooring.

**FIRST FLOOR LANDING**

This has an access point into the loft space with a pull

down ladder access, coving to the ceiling, a central ceiling pendant light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**19'9" x 6'8" (6.02m x 2.03m)**

The largest room over the garage, it has a PVC double glazed window to the front, coving, 2 ceiling pendant lights, an access point into the second loft space and a door into the en suite shower room.

**EN SUITE SHOWER ROOM**

This is all finished with a modern white suite, it has a walk in shower enclosure, a wash basin, a low flush W/C, vinyl flooring, a PVC double glazed window, coving, an extractor fan and a ceiling light.

**BEDROOM 2**

**12'6" x 9'6" (3.81m x 2.90m)**

A good sized double, it has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling, a central ceiling light and fan unit and built in double wardrobes.

**BEDROOM 3**

**11'0" x 9'6" (3.35m x 2.90m)**

Another double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a central ceiling pendant light, coving and built in double wardrobes.

**BEDROOM 4**

**7'8" x 6'2" (2.34m x 1.88m)**

This has a PVC double glazed window to the rear, a central heating radiator, coving and a central ceiling pendant light.

**BATHROOM**

Fitted with a modern white suite comprising of a panelled bath with a shower over including a rainfall style shower head over, a pedestal wash hand basin, a low flush W/C, ceramic tiling to the walls, a PVC double glazed window, vinyl flooring and an in built cupboard.

**OUTSIDE**

To the front of the property there is a wide driveway area, this has a patterned concrete drive, additional parking to the side with reinforced pebbled car standing, offering off road parking for 3 vehicles.

**REAR GARDEN**

To the rear of the property there is a low maintenance rear garden, nicely enclosed with concrete posts and timber fencing to the perimeters, a decked patio and sitting area and an artificial lawn providing a perfect entertaining space.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas central heating, age of boiler approx 5 years.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

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

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

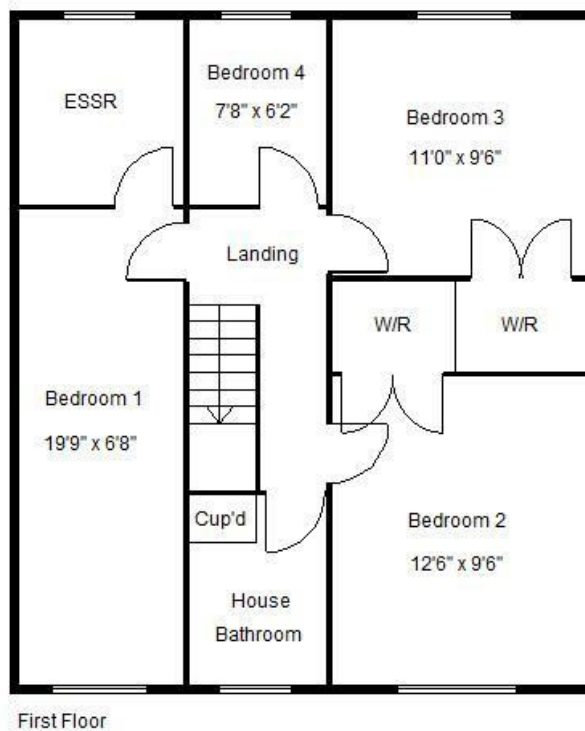
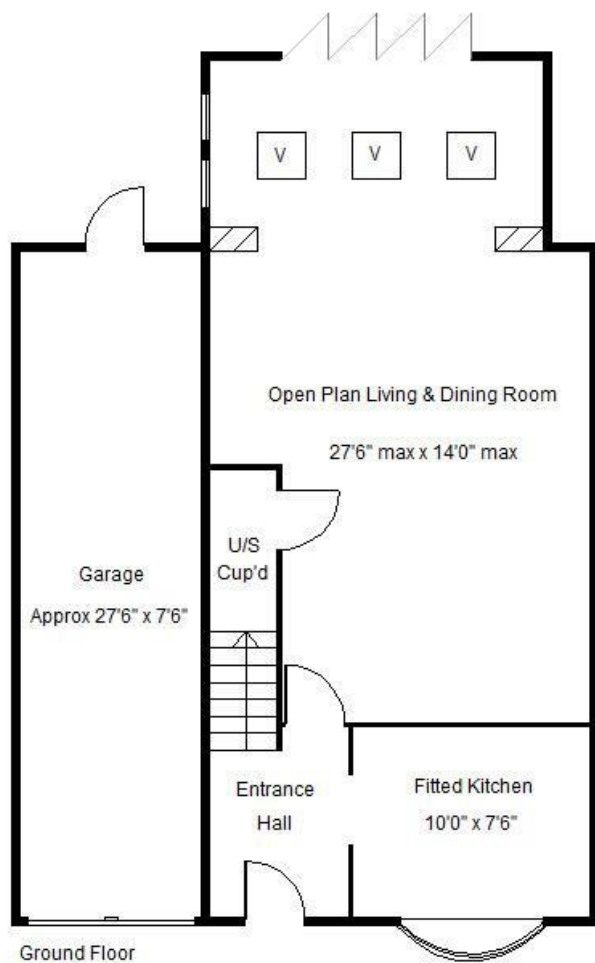
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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