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Graftdyke Close, Rossington, Doncaster, DN11 0XL  
Offers Over £265,000



**Set in a lovely cul-de-sac position, this 4 bedroom detached house sits on a nice plot... EARLY VIEWING HIGHLY RECOMMENDED!**

The property benefits from double glazing, gas fired central heating and accommodation comprising: Entrance hall, ground floor W/C, lounge, dining room, kitchen, separate utility room, first floor landing, main bedroom with en suite shower room off, 3 further bedrooms and a house bathroom. Outside, the property has gardens to the front and rear (the rear garden providing a good degree of privacy), off street parking and an attached garage. This particular part of Rossington offers a lovely peaceful area, whilst at the same time giving quick and easy access to a wealth of amenities including schools, bus routes and local supermarkets as well as Great Yorkshire Way, giving access to the M18. All in all, a lovely family home which must be viewed to be appreciated, especially given it's sensible pricing.

**ACCOMMODATION**

A wood style PVC double glazed door gives access into the property's entrance hall.

**ENTRANCE HALL**

With ornate decorative coving, a central heating radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation.

**LOUNGE**

**16'9" x 11'3" (5.11m x 3.43m)**

The lounge is a lovely sized room with a large square double glazed PVC double glazed window to the front, a double panel central heating radiator, detailed and ornate coving to the ceiling with a matching central ceiling rose, a raised hearth and double internal doors leading to the dining room.

**DINING ROOM**

**11'3" x 8'8" (3.43m x 2.64m)**

The dining room can be used both as a through lounge/ diner or separated with the attractive internal doors, it also has a double glazed window and a double glazed door giving access into the rear garden, a central heating radiator and coving to the ceiling.

**KITCHEN**

**11'0" x 8'8" (3.35m x 2.64m)**

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl sink unit with a mixer tap and ceramic tiling to the splashback areas. There is an integrated electric fan assisted oven with a brushed stainless steel four ring gas hob and an extractor hood above, an appliance recess for a low level fridge, a tile effect vinyl floor covering, a double panel radiator, a built in understairs pantry style cupboard, a PVC double glazed window to the rear and a door leading to the utility room.

**UTILITY ROOM**

The utility has base units with a rolled edge work surface

matching the kitchen units, incorporating a single bowl stainless steel sink with tiling to the splashback areas. There is plumbing for a washing machine with an appliance recess, a recently fitted gas central heating boiler, a PVC double glazed window and a double glazed door to the rear, a central heating radiator and a tile effect vinyl floor covering continuing through from the kitchen.

**GROUND FLOOR W/C**

Fitted with a low flush W/C and a wall mounted wash hand basin with a tiled splashback. There is a central heating radiator, a round PVC double glazed window to the front and once again, decorative ornate coving to the ceiling with a matching ceiling rose.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Having a double glazed window to the side elevation, a central heating radiator, an access point into the loft space and a built in over stairs airing cupboard housing the hot water cylinder and providing shelving for linen.

**BEDROOM 1**

**12'4" x 9'8" (3.76m x 2.95m)**

A good sized double bedroom, it has a PVC double glazed window to the front and a central heating radiator.

**EN SUITE SHOWER ROOM**

Fitted with a three piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. There is tiling to the shower cubicle and splashback areas with a tile effect vinyl floor covering, a central heating radiator, an extractor fan and shaving sockets.

**BEDROOM 2**

**10'10" x 7'5" (3.30m x 2.26m)**

Another double bedroom, there is a double glazed window enjoying the view over the garden and the rest of the cul-de-sac, a central heating radiator and fitted wardrobes.

**BEDROOM 3**

**9'1" x 8'0" (2.77m x 2.44m)**

This has a double glazed window to the front, a central heating radiator and fitted wardrobes.

**BEDROOM 4**

**7'4" x 6'9" (2.24m x 2.06m)**

A comfortable fourth bedroom, there is a double glazed window to the rear and a central heating radiator.

**BATHROOM**

Fitted with a three piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. There is tiling to dado level to the walls, a vinyl floor covering, a PVC double glazed window to the side, an extractor fan, a shaving socket and a central heating radiator.

**OUTSIDE**

To the front of the property, there is an open plan lawned garden which is very nicely kept, a block paved driveway providing off street parking and access to the attached garage. A timber gate to the right hand side of the garage gives access to a pathway leading into the rear garden.

**ATTACHED GARAGE**

**16'11" x 8'5" (5.16m x 2.57m)**

There is an up and over door to the front, light and electricity supplied and a personnel door to the rear.

**REAR GARDEN**

The rear garden offers a lovely degree of privacy and is also beautifully maintained with decorative flower borders stocked with a fantastic selection of flowering plants and shrubs. There are concrete posts and timber fencing to the boundary and an external water tap attached to the rear elevation of the house.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units, various.

HEATING - Gas radiator central heating. Age of boiler 2023/24?

COUNCIL TAX - Band D.

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

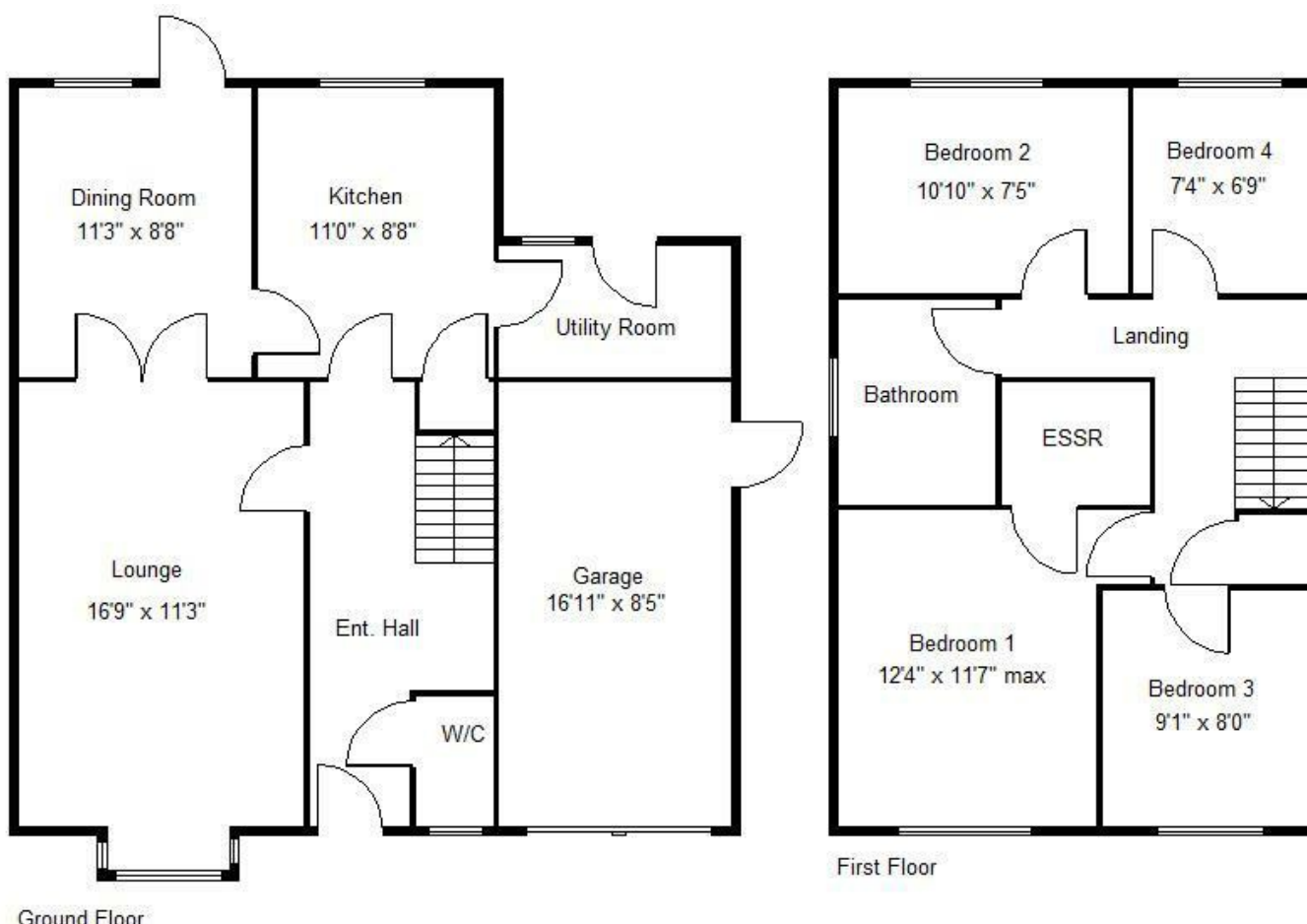
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient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