

sales  
lettings  
and service

horton knights of doncaster



Newlands Drive, Cusworth, Doncaster, DN5 8HU  
£155,000

**IMMACULATE EXTENDED 2 BEDROOM SEMI / PRISTINE CONDITION THROUGHOUT / CONTEMPORARY OPEN PLAN LAYOUT / GORGEOUS FITTED KITCHEN / IMMACULATE BATHROOM / LANDSCAPED REAR GARDEN / POPULAR CUSWORTH ROADWAY / EARLY INTERNAL VIEWING A MUST //**

VIEWING ADVISED.....This house is absolutely pristine, finished with modern colours, a very contemporary layout with an immaculate fitted kitchen and an equally well presented bathroom. In fact the first person to view it will probably buy it. It has a gas central heating system, pvc double glazing and comprises: Entrance into a lovely large open plan living and dining room, extended fitted kitchen with integrated appliances, first floor landing, 2 bedrooms (Bed 2 is a fully fitted dressing room) and a gorgeous bathroom. Outside the rear garden has been landscaped and creates a lovely entertainment space during the summer months. All located in this highly regarded and sought after town suburb which enjoys a wealth of local amenities, easy access to the city and access to the motorway network. My Advice..... just view it.

**ACCOMMODATION**

A pvc double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly finished and has a modern contemporary theme, including panelling to half wall height, a tall central heating radiator, modern tiled floor covering, central ceiling light, and a door into a beautiful open plan living space.

**OPEN PLAN LIVING & DINING ROOM**

**14'2" x 10'10" max (4.32m x 3.30m max)**

This has a deep pvc double glazed bay window to the front, and two further pvc double glazed windows to the side and rear. It is all beautifully finished including inset spotlighting into the ceiling, a feature ornate fire place, central heating radiator concealed behind the radiator grill and modern laminate flooring.

**DINING AREA**

**14'0" x 6'2" (4.27m x 1.88m )**

Within the dining area there is feature wall panelling, a central heating radiator, built in under stairs storage cupboard, a continuation of the laminate flooring, and inset spotlighting to the ceiling. A door from here leads into a beautiful contemporary kitchen.

**CONTEMPORARY FITTED KITCHEN**

**9'6" x 9'0" (2.90m x 2.74m )**

This is all smartly finished with a range of modern high and low level units, finished with a grey high gloss cabinet door, a contrasting diamante style work surface which incorporates a four ring gas hob with extractor hood above, integrated oven, microwave, slimline dishwasher, plumbing for automatic washing

machine, and a recess suitable for a fridge freezer. There is a one and a half bowl composite style sink with mixer tap, modern tiled splashbacks, two pvc double glazed double opening doors which lead out onto the rear garden, high polished large format tiled flooring.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, an access point into the loft space, and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'0" x 10'10" max (3.35m x 3.30m max )**

A lovely front facing double bedroom, a pvc double glazed window to the front, central heating radiator, laminate flooring, coving, central ceiling light fitment, and a deep recess which creates a walk-in style wardrobe.

**BEDROOM 2**

**9'3" x 7'9" (2.82m x 2.36m )**

This is being used as a dressing room, with a range of full height wardrobes concealing hanging rail and storage, a modern laminate flooring, double panel central heating radiator, coving, and a ceiling light.

**HOUSE BATHROOM**

Again finished with a very contemporary theme that comprises of a panelled bath with a shower mixer and additional independent electric shower which includes a rainfall shower head, and glazed shower screen. Matching floating wash basin set into vanity unit, low flush w/c, tiling to the four walls, too pvc double glazed windows, contemporary style radiator, and inset spotlighting into the ceiling.

**OUTSIDE**

To the front of the property there is a beautiful enclosed garden, this has hedging to the perimeters, double opening gates, and an artificial lawn. A side pathway continues along the rear into the rear garden.

**REAR GARDEN**

This is once again all beautifully landscaped, it has concrete post and timber fencing to the perimeters, raised planters with central artificial lawn, paving, sheds and storage creating a beautiful entertainment area.

**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 A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

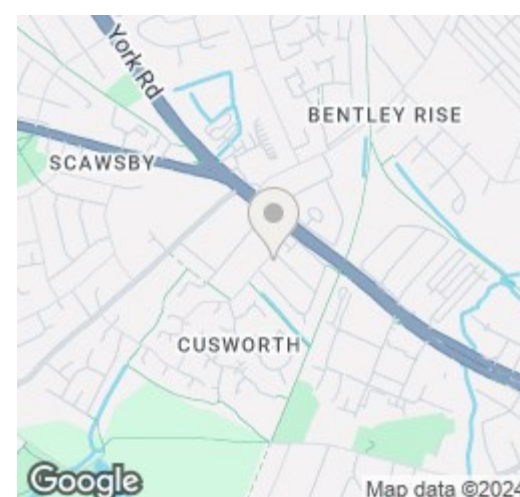
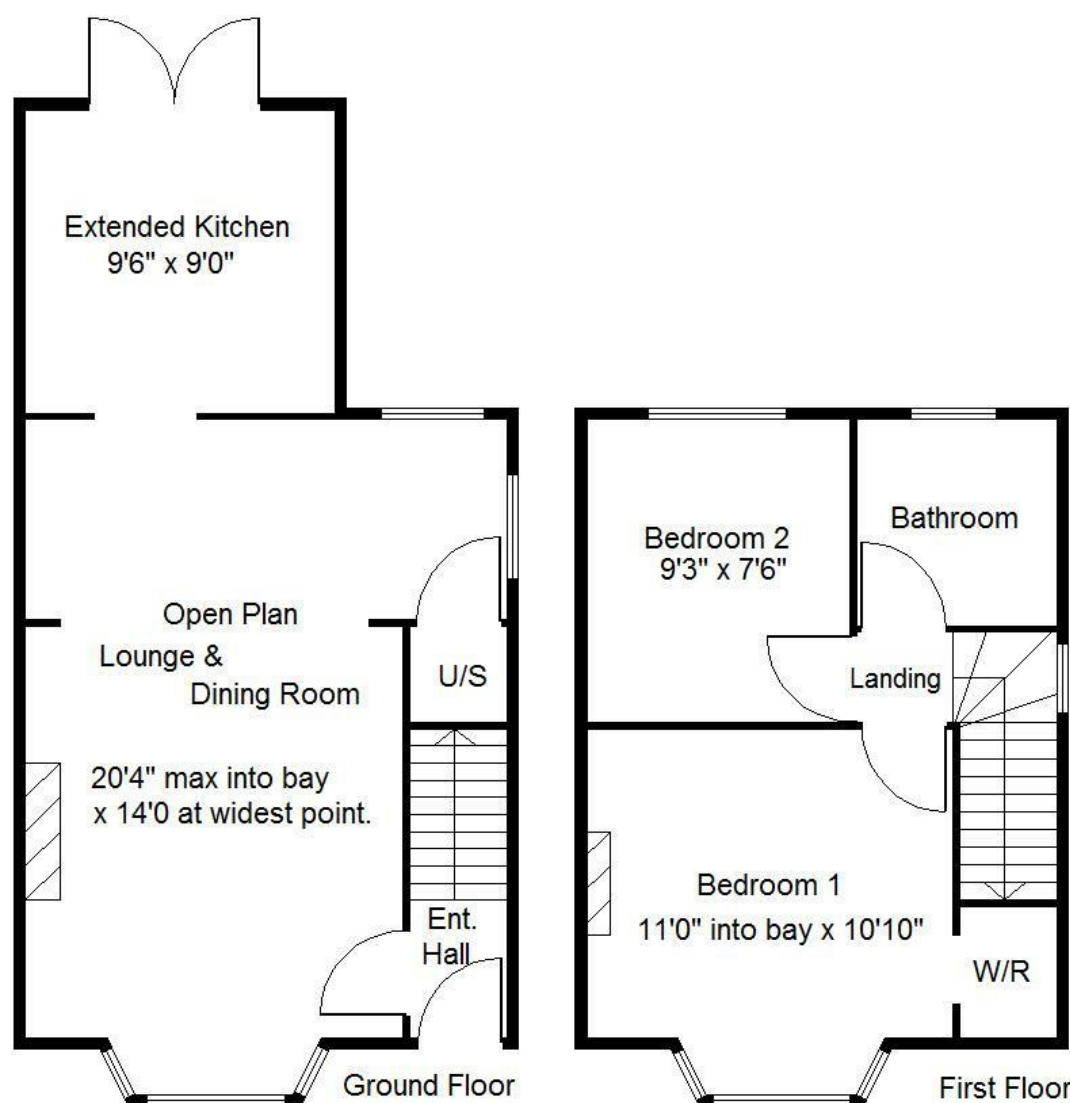
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however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	68	84
England & Wales		EU Directive 2002/91/EC