

horton knights of doncaster

7 Manor Close, Norton, Doncaster, DN6 9DJ



This well proportioned chalet style bungalow sits in a popular village to the north of Doncaster. Benefitting from majority double glazing and gas central heating, it briefly comprises: Entrance hall, large lounge/ dining room, ground floor bedroom/ second reception room, kitchen, ground floor wet room, first floor landing and two large double bedrooms. Outside, the property is tucked away at the end on the cul-de-sac and has off street parking, an open plan front garden, and a good sized, private rear garden. The location of the property makes it ideal for a range of buyers including families, or people looking to downsize from a larger property. It also has good access to the A1 for commuting, and enjoys the nice community spirit within Norton itself. The property is offered with no onward chain, viewing is highly recommended.

Offers Over £159,950

ACCOMMODATION

An aluminium double glazed door with a matching double glazed side screen gives access to the entrance hall.

ENTRANCE HALL

This is a nice large entrance hall with a central heating radiator, stairs rising to the first floor and doors leading to the ground floor accommodation.

LOUNGE/ DINING ROOM

5.97m x 4.22m max (19'7" x 13'10" max)
This is a really nice large space tucked away at the rear of the property, with double glazed sliding patio doors giving access into the rear garden, a further pvc double glazed window letting in plenty of natural light, a central heating radiator and a stone style fire surround and hearth.

BEDROOM/ RECEPTION ROOM

3.61m x 3.51m (11'10" x 11'6")
This is an extended section of the property, with double glazed sliding patio doors to the rear, a double panel radiator and coving to the ceiling.

KITCHEN

3.63m x 3.10m (11'11" x 10'2")
Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a one and a half bowl stainless steel sink. There is an integrated four ring electric hob and an integrated oven plus a built-in pantry style cupboard and under stairs storage cupboard. There is a tile effect vinyl floor covering, tiling to the splashback areas and a pvc double glazed window to the front.

GROUND FLOOR WET ROOM

Again, situated on the ground floor with a low flush w/c, a pedestal wash hand basin and a wall mounted mains plumbed shower finished in chrome. There is tiling to all four walls, a central heating radiator, an extractor fan to the side and a pvc double glazed window to the front.

FIRST FLOOR LANDING

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

The landing has access to the roof hatch and doors leading to the remaining accommodation.

BEDROOM 1

4.24m x 3.63m (13'11" x 11'11")
A lovely large double bedroom with a pvc double glazed window to the rear and a central heating radiator.

BEDROOM 2

3.63m x 3.10m (11'11" x 10'2")
This room could easily be used as a double, with a pvc double glazed window to the front and a central heating radiator.

OUTSIDE

To the front of the property there is a small open plan garden, with a concrete driveway providing off street parking for at least two vehicles, plus giving access to the side entrance door. A timber gate from the driveway gives access into the rear garden.

REAR GARDEN

To the rear of the property, there is a patio leading to a shaped lawn, a timber storage shed and a combination of hedging and timber fencing to the boundary.

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 back boiler unknown.

COUNCIL TAX - Band B.

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, 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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