

horton knights of doncaster

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Herringbone Drive, Bessacarr, Doncaster, DN4 7FX
Price £315,000

DOUBLE FRONTED FOUR BED 3 BATH DETACHED HOUSE / POPULAR DEVELOPMENT / FANTASTIC PLOT WITH OPEN REAR ASPECT / GARAGE & DRIVEWAY PARKING / BEAUTIFUL OPEN PLAN DINING KITCHEN / FOUR BEDROOMS, 3 BATHROOMS INC. 2 EN-SUITES / VIEWING ESSENTIAL //

Located on this popular development which is approximately two years old, a beautiful double fronted 4 bed detached house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, ground floor W/C, spacious lounge with a feature bay window, open plan dining kitchen with integrated cooking appliances, first floor landing, 4 bedrooms - two with en suite shower facilities plus a house bathroom. Outside are attractive gardens, the rear enjoys a more pleasant and open outlook whilst the front offers ample off road parking and access to the garage. With access to a wealth of local amenities including Lakeside retail and leisure plus access to motorway networks, viewing is highly recommended.

ACCOMMODATION

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

ENTRANCE HALL

This is all smartly finished with a modern LVT (Luxury Vinyl Tile) style floor covering, which can be found throughout the ground floor accommodation. There is a central heating radiator, a central ceiling light, a staircase leading to the first floor accommodation and a door leading to the ground floor W/C.

GROUND FLOOR W/C

Finished with a modern two piece white suite comprising of a low flush W/C and a wash hand basin, central heating radiator, a ceiling light and an extractor fan.

OPEN PLAN LOUNGE

17'3" x 11'8" max (5.26m x 3.56m max)

A beautiful room, it has a feature double glazed bay window to the front and a further PVC double glazed window to the side, two central heating radiators, a deep recess, a ceiling light and a media wall plate.

OPEN PLAN DINING KITCHEN

17'3" x 9'1" (5.26m x 2.77m)

Fitted with a range of high and low level units finished with a light grey cabinet door and a coordinating work surface. There is a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, a four ring ceramic hob, a double oven, a stainless steel splashback and an extractor hood. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler, there are PVC double glazed double opening doors leading out onto the rear garden, a further PVC double glazed window to the front, a central heating radiator, an understairs storage cupboard, inset spotlighting and feature pendant lighting within the dining area.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2023.

HEATING - Gas radiator central heating. Age of boiler 2023.

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.

FIRST FLOOR LANDING

With an access point into the loft space, a central heating radiator, a central ceiling light and doors to the bedrooms and bathroom plus a deep built in cupboard with shelving.

BEDROOM 1

14'3" max x 10'4" (4.34m max x 3.15m)

A lovely sized double room, it has two PVC double glazed windows to the front, a central heating radiator, a central ceiling light and a door to the en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising of a shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush W/C. There is again the LVT style flooring, a contemporary style towel rail/ radiator, a PVC double glazed window and inset spotlighting to the ceiling.

BEDROOM 2

14'2" x 9'0" (4.32m x 2.74m)

Again, a lovely double room, it has a PVC double glazed window with an outlook of the open land beyond the rear, a central heating radiator, a central ceiling light and a door to the en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising of a shower enclosure with an independent electric shower, a wash hand basin, a low flush W/C, a PVC double glazed window, an extractor fan, inset spotlighting to the ceiling, LVT flooring and a contemporary style towel rail/ radiator.

BEDROOM 3

10'0" x 9'0" (3.05m x 2.74m)

With two PVC double glazed windows to the front and

side elevations, a central heating radiator and a central ceiling light.

BEDROOM 4

9'0" x 7'1" (2.74m x 2.16m)

A comfortable single room, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

Fitted with a modern white suite comprising of a panelled bath with an independent electric shower over including a glazed shower screen, a wash hand basin and a low flush W/C. There is tiling to the four walls, further half tiling, LVT flooring, a contemporary style towel rail/ radiator, a PVC double glazed window, an extractor fan and inset spotlighting to the ceiling.

OUTSIDE

The property stands on an attractive plot, to the front and side there is an open plan lawn with a tarmac side driveway which in turn leads to an attached brick garage.

INTEGRAL GARAGE

17'8" x 8'10" (5.38m x 2.69m)

With an up and over door, power and light laid on and a personnel door to the rear.

REAR GARDEN

The rear garden is all nicely enclosed with fencing to the perimeters. It enjoys a slightly more open outlook and is mainly lawned with a corner patio, suitable for seating in the summer months.

AGENTS NOTES:

TENURE - FREEHOLD. Estate charge to be confirmed.

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.

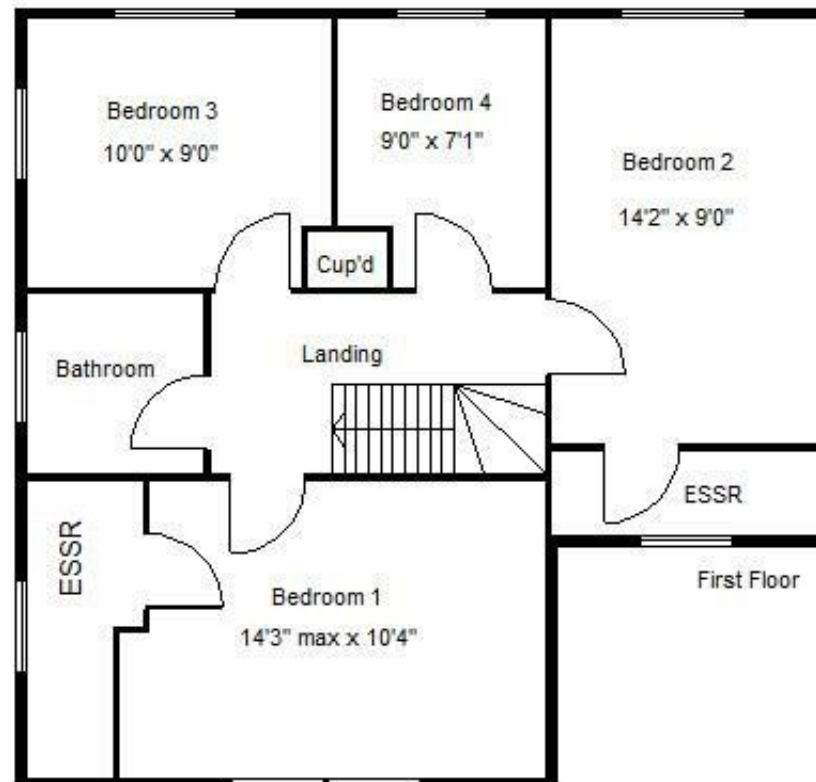
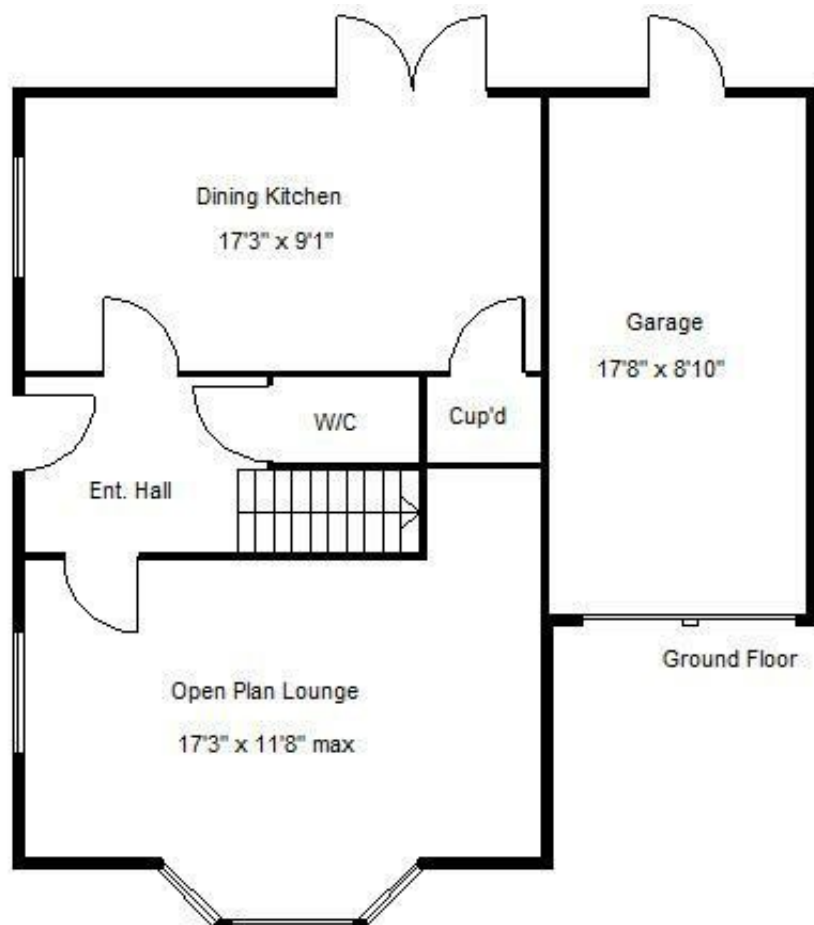
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(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	