

horton knights of doncaster

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Country Way, Woodlands, Doncaster, DN6 7FF  
Price £200,000

**BEAUTIFUL CONTEMPORARY STYLED 3 STOREY SEMI DETACHED HOUSE / MANY UPGRADES FROM NEW / 3 BEDROOMS, 2 BATHROOMS & SEPARATE WC / LARGE OPEN PLAN DINING KITCHEN / INTEGRATED APPLIANCES / IMMACULATE BATHROOM & SHOWER ROOM / LANDSCAPED GARDENS & OFF ROAD PARKING FOR TWO / EARLY VIEWING ESSENTIAL //**

Finished with a very contemporary styled interior this 3 bedroom, 3 storey semi needs to be viewed. The accommodation on offer benefits from gas fired central heating via a combination type boiler, PVC double glazing and comprises: Entrance hall, ground floor W/C, beautiful open plan dining kitchen, lounge overlooking the rear garden, first floor landing, 2 good sized bedrooms, house bathroom, lobby with stairs rising to the second floor, very large main bedroom and an en-suite shower room. Outside the property has off street parking for two and a stunning landscaped rear garden ideal for entertaining in the summer months. The location of the property affords it good access to local amenities including schools, bus routes and for anyone needing to commute, the A1 is only a few minutes away. Viewing is HIGHLY recommended to appreciate all it has to offer.

**ACCOMMODATION**

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

**ENTRANCE HALL**

Finished with a beautiful marble effect tiled floor (which is carried throughout the ground floor), a central heating radiator, stairs rising to the first floor accommodation and a door leading into the ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a white low flush W/C, a pedestal wash hand basin, a PVC double glazed window to the front, a central heating radiator, tiling to all half wall height and a contrasting floor tile.

**DINING KITCHEN**

**13'5" x 11'8" (4.09m x 3.56m)**

Fitted with a range of modern style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl composite sink with a marble effect tiled splashback. There is an integrated electric oven finished in brushed stainless steel, a matching four ring hob and an extractor hood above, there is also an integrated dishwasher and plumbing for a washing machine with an appliance recess. A PVC double glazed window to the front, a double panel radiator and tiled flooring.

**LOUNGE**

**14'9" x 11'9" (4.50m x 3.58m)**

A beautiful rear facing reception room giving access onto the rear garden via PVC double glazed French style doors, there is also a double panel radiator and a very useful walk-in understairs storage cupboard.

**FIRST FLOOR LANDING**

With a large built in storage cupboard and doors leading off to the first floor accommodation.

**BEDROOM 2**

**14'9" x 8'9" (4.50m x 2.67m)**

This is a lovely sized double bedroom with a PVC double glazed window overlooking the rear garden, a central heating radiator and a built in open wardrobe.

**BEDROOM 3**

**9'6" x 8'1" (2.90m x 2.46m)**

Even for a third bedroom, this is a very good size, it has a PVC double glazed window to the front and a central heating radiator.

**BATHROOM**

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath, with a chrome mixer shower and a glazed shower screen. There is modern tiling to the bathing and splashback areas, a central heating radiator, a PVC double glazed window to the side, an extractor fan and a tiled floor covering.

**FIRST FLOOR LOBBY**

The lobby could be used as a work space or a dressing area and has a PVC double glazed window to the front, a central heating radiator and stairs rising to the main bedroom on the second floor.

**BEDROOM 1**

**19'7" x 14'9" (5.97m x 4.50m)**

Taking up the whole of the second floor, the main bedroom suite has a PVC double glazed window to the front, a double panel radiator, fitted wardrobes and a door into the en suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a shower enclosure housing a mains plumbed shower. There is tiling to the shower area and splashbacks, a co-ordinating floor tile, a double panel radiator, a double glazed velux style window to the front and built in storage to the eaves providing a small loft space.

**OUTSIDE**

To the front of the property, there is a small attractive garden area, open plan forecourt with a paved access pathway leading to the entrance door and some low level shrubs and bushes. To the side of the property, there is a tarmac driveway providing off street parking for 2 vehicles.

**REAR GARDEN**

The property has a beautiful landscaped garden, its a good size and has timber fencing to the perimeters, a central shaped lawn with stone pavers, shaped flowerbeds and borders stocked with a variety of maturing plants and shrubs.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler, as new.

COUNCIL TAX - Band B.

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, 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,

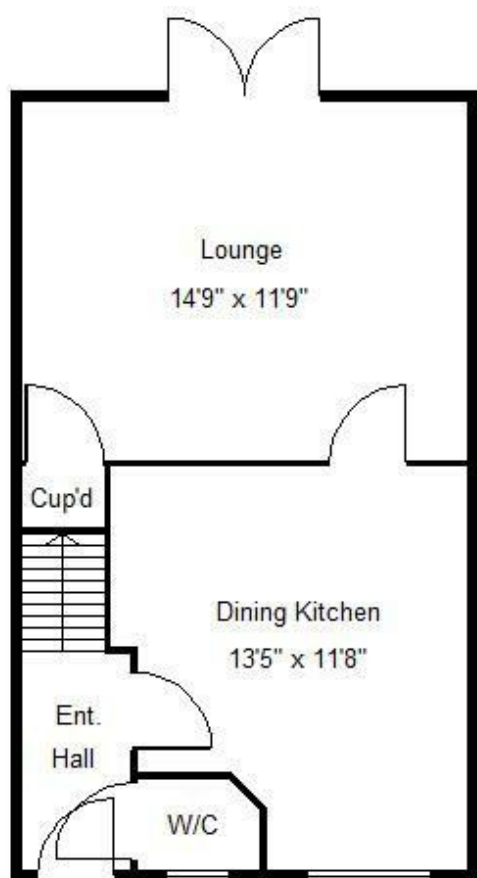
with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

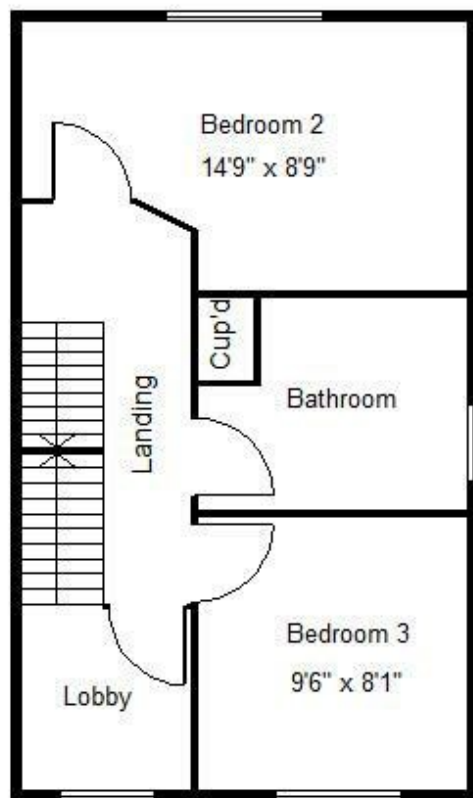
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
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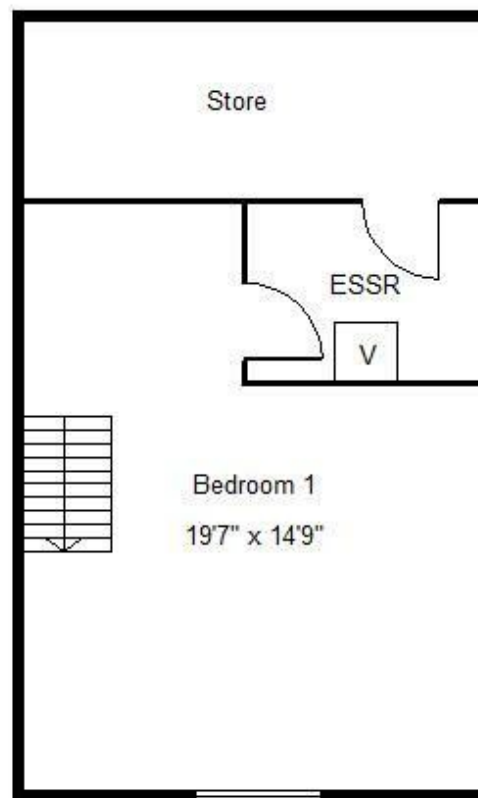
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Ground Floor



First Floor



Second Floor

