

# horton knights of doncaster

Edwin Vale, Doncaster Road, Hatfield, Doncaster



**NEWLY CONSTRUCTED 4 BEDROOM DETACHED HOUSE / ATTRACTIVE DOUBLE FRONTED STYLING / CONTEMPORARY LAYOUT INCLUDING A LARGE OPEN PLAN LIVING DINING KITCHEN / EN-SUITE SHOWER ROOM / OFF ROAD PARKING / EARLY VIEWING ESSENTIAL //**

Located on this sought after development, an attractive double fronted 4 bedroom detached house. Built to the popular 'Hollinwood' styling, it offers a spacious, contemporary styled layout. It has gas radiator central heating via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with a ground floor wc off, a spacious lounge and a beautiful contemporary styled open plan dining kitchen with integrated appliances and French doors into the rear garden plus a utility room off. On the first floor there are 4 bedrooms, an en-suite shower room and a family bathroom. Outside are attractive gardens and off road parking. Great location with access to amenities including access to the motorway networks. **EARLY VIEWING RECOMMENDED.**

**Price £305,000**



## ACCOMMODATION

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

## ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a deep built in cupboard and a door into the ground floor W/C.

## GROUND FLOOR W/C

Fitted with a modern two piece white suite comprising of a low flush W/C and a wash hand basin.

## LOUNGE

5.97m x 3.58m (19'7" x 11'9")

A lovely spacious room, it has a double glazed window, a central heating radiator and a central ceiling light.

## OPEN PLAN LIVING DINING KITCHEN

5.97m x 4.70m max (19'7" x 15'5" max)

Beautifully finished with a very contemporary styled cabinet door with a contrasting work surface over and matching upstand. An integrated appliance package is included with a 4 ring ceramic glass hob, electric fan assisted electric oven and a matching extractor hood, plus there is an integrated fridge freezer, dishwasher and washing machine. From the dining area, double doors lead out onto the rear garden and with two additional PVC double glazed windows, making the room feel bright and airy.

## UTILITY ROOM

2.31m x 1.55m (7'7" x 5'1")

Fitted with coordinating units, there is plumbing for an automatic washing machine/ tumble dryer, a PVC double glazed window, a central heating radiator and a ceiling light.

## FIRST FLOOR LANDING

With doors to the bedrooms and bathroom.

## BEDROOM 1

3.45m x 3.25m (11'4" x 10'8")

A lovely double bedroom, it has a PVC double glazed window, a central heating radiator and a central ceiling light. A door from here gives access into the en suite shower room.

## EN SUITE SHOWER ROOM

Fitted with a 3 piece white suite comprising of a fully tiled shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush W/C. PVC double glazed window, double panel central heating radiator and an extractor fan.

## BEDROOM 2

3.53m x 3.00m (11'7" x 9'10")

A good sized second double, it has a PVC double glazed window, a central heating radiator and a central ceiling light.

## BEDROOM 3

3.66m x 3.15m (12'0" x 10'4")

A comfortable third bedroom, it has a PVC double glazed window, a central heating radiator and a central ceiling light.

## BEDROOM 4

3.25m x 3.00m (10'8" x 9'10")

For a fourth bedroom, this is a good size, with a PVC double glazed window, a central heating radiator and a central ceiling light.

## HOUSE BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a shower over, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window and a central heating radiator/ towel rail.

## OUTSIDE

The property stands on an attractive plot with ample off road parking.

## AGENTS NOTES:

PHOTOGRAPHS - Digital images displayed in the brochure are from a show home of the same house type, Hollinwood, not actually plot 131. Therefore subject to build stage, some interior fittings such as kitchen colours etc. may be different. The images are designed to create a visual reference and an understanding of size, style and space.

TENURE - FREEHOLD.

ESTATE CHARGES - TBC.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units new.

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

COUNCIL TAX - Band rate not yet available - new build.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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 www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

