

# horton knights of doncaster

Rossington, Doncaster



**NEWLY CONSTRUCTED 3 BEDROOM SEMI / ATTRACTIVE DOUBLE FRONTED STYLING / CONTEMPORARY LAYOUT INCLUDING A LARGE OPEN PLAN DINING KITCHEN / EN-SUITE SHOWER ROOM / OFF ROAD PARKING / EARLY VIEWING ESSENTIAL //**

Located on this sought after development, an attractive double fronted 3 bedroom semi detached house. Built to the popular 'Moresby' 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. On the first floor there are 3 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 M18 and motorway networks. **EARLY VIEWING RECOMMENDED.**

**Price £224,000**



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **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**

4.72m x 3.25m (15'6" x 10'8")

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

## **OPEN PLAN DINING KITCHEN**

4.72m x 2.69m (15'6" x 8'10")

Beautifully finished with a very contemporary styled grey coloured cabinet door with a contrasting marble effect white/grey 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 the room feels bright and airy.

## **FIRST FLOOR LANDING**

With doors to the bedrooms and bathroom.

## **BEDROOM 1**

3.30m x 3.23m (10'10" x 10'7")

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**

3.63m x 2.67m (11'11" x 8'9")

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

## **BEDROOM 3**

2.69m x 1.96m (8'10" x 6'5")

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

## **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, The Moresby, not actually plot 62. 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 - There is a management fee of £150.00 + VAT per annum.

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.

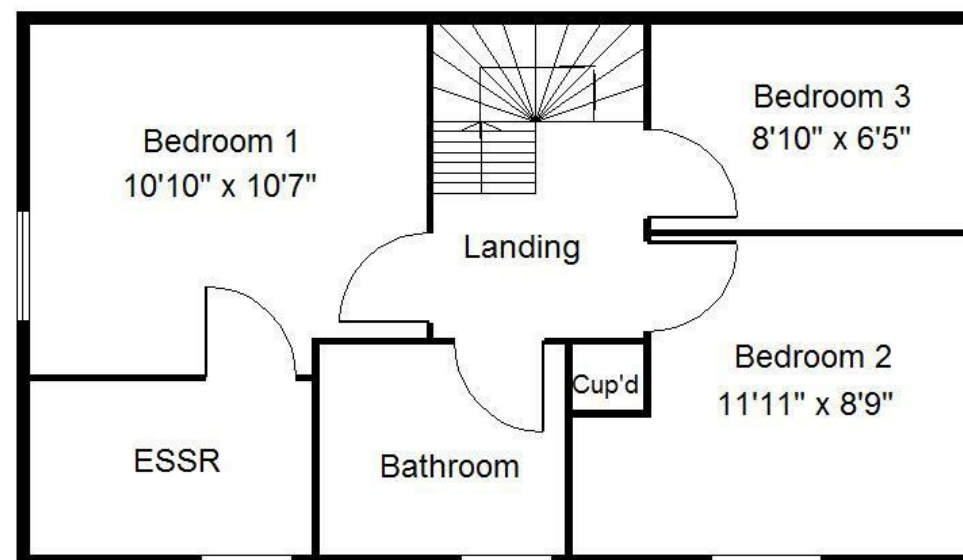
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

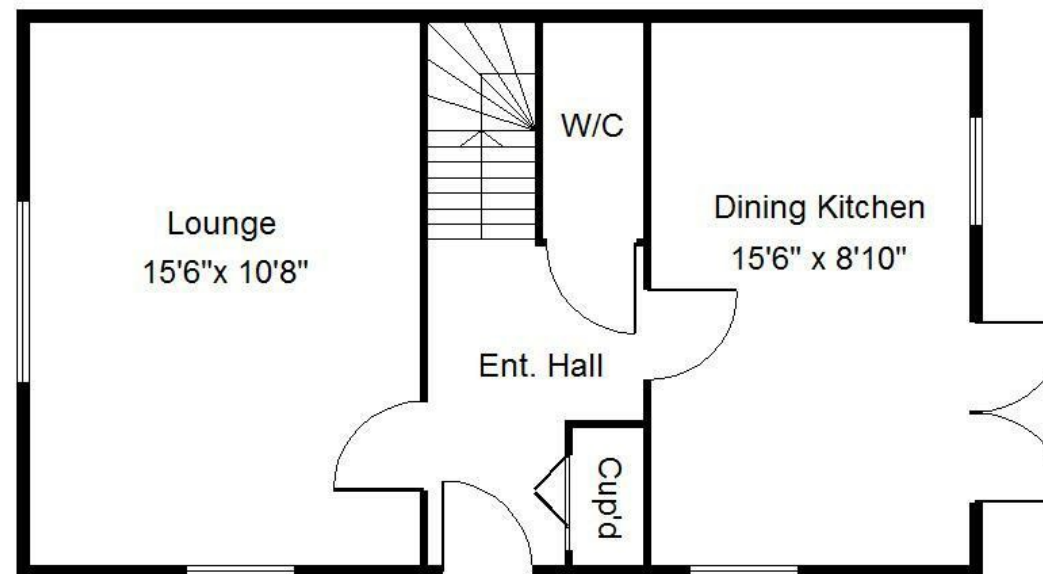
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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First Floor



Ground Floor