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Elm Close, Rossington, Doncaster, DN11 0YH  
Guide Price £185,000 - £195,000

**A 3 BEDROOM 3 STOREY TOWN HOUSE / REAR BALCONY WITH PARKLAND ASPECT / WELL PRESENTED & SPACIOUS LIVING ACROSS 3 FLOORS / EN-SUITE SHOWER ROOM / 2 OFF ROAD PARKING SPACES / ATTRACTIVE GARDEN / VIEWING ESSENTIAL //**

Viewing is essential to appreciate the space and style of this attractive 3 storey, 3 bedroom town house which benefits from a rear balcony overlooking parkland and countryside views. The property has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor w/c, open plan dining kitchen with double doors onto the rear garden, first floor landing, spacious lounge with balcony, bedroom 3 and the family house bathroom. On the top floor are two double bedrooms both with fitted wardrobes and a shared en-suite shower room. Outside to the rear is a lovely enclosed garden, the front provides 2 parking spaces which lead to an integral garage with services laid on. Lovely position on the fringe of the estate. Good access to local amenities including shops, schools and easy access to the M18/ A1 and motorway networks. **VIEWERS WILL NOT BE DISAPPOINTED.**

**ACCOMMODATION**

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

**ENTRANCE HALL**

This is finished with a vinyl tiled floor covering, a central heating radiator, inset spotlighting to the ceiling, a smoke alarm, a staircase leading to the first floor accommodation and door to the ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite which comprises of a low flush w/c and wash hand basin. There is a vinyl tiled floor covering, a central heating radiator, an extractor fan and a central ceiling light.

**OPEN PLAN DINING KITCHEN**

15'7" x 11'7" max (4.75m x 3.53m max )

This is better demonstrated by the floor plan and photographs. It is an attractive living space, the kitchen is fitted with a range of high and low level units finished with a rolled edge work surface and tiled splashback. There is a host of integrated appliances to include a four ring gas hob with extractor hood above, electric oven, dishwasher and a fridge freezer. There is inset spotlighting to the ceiling, a pvc double glazed window with an outlook to the rear and further pvc double glazed double opening doors which give access onto the rear garden.

**FIRST FLOOR LANDING**

From here there is a staircase continuing up to the second floor, a central heating radiator, inset spotlighting to the ceiling and a door into the lounge.

**LOUNGE**

15'8" x 11'9" (4.78m x 3.58m)

An attractive rear facing reception room, it has pvc double

glazed double opening doors which lead out onto the balcony which takes views of parkland and open countryside beyond. There is a double panel central heating radiator, real wood flooring, inset spotlighting to the ceiling and coving.

**BEDROOM 3**

10'7" x 7'8" (3.23m x 2.34m)

This has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and laminate flooring.

**HOUSE BATHROOM**

This is fitted with a modern three piece white suite comprising of a panelled bath with shower attachment over, floating wash hand basin and a low flush w/c. There is ceramic tiling to the bathing areas and splashbacks, an extractor fan, a ceiling light and a central heating radiator.

**SECOND FLOOR LANDING**

This has an access point into the loft space, a central heating radiator, door to built in cupboard and further doors to the remaining bedrooms.

**PRINCIPAL BEDROOM**

13'7" x 8'6" (4.14m x 2.59m)

This is a large double bedroom, it has a range of fitted wardrobes and bedroom furniture concealing hanging rail and storage, two double glazed velux windows, a central heating radiator, a central ceiling light and door to en-suite shower room.

**BEDROOM 2**

15'7" x 8'6" max (4.75m x 2.59m max )

This is a good sized second double bedroom, it has a pvc double glazed window to the front, a double glazed velux window, a range of fitted wardrobes and matching draw units, inset spotlighting into the ceiling, and a central

heating radiator. A door from here continues into the shared en-suite.

**EN-SUITE SHOWER ROOM**

This is fitted with a modern white suite comprising of shower enclosure with a mains plumbed shower, wash hand basin and a low flush w/c. There is a central heating radiator, an extractor fan and a central ceiling light.

**REAR GARDEN**

To the rear of the property there is a beautiful enclosed courtyard style garden which enjoys an open aspect over park land and countryside beyond. It is all nicely enclosed with fencing to the perimeters, there is a pedestrian gate in the rear which gives access for bins etc.

**GARAGE**

16'4" x 8'2" (4.98m x 2.49m)

From the entrance hall, an internal door gives access to the integral garage which has power and light laid on, it also has plumbing and utility area to the far end for washing machine, tumble dryers etc.

**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 boiler TBC.

COUNCIL TAX - Band C.

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 [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	