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Sprotbrough Road, Sprotbrough, Doncaster, DN5 8BY
Guide Price £295,000 - £315,000

IMMACULATE 3 STOREY, 4 BEDROOM SEMI-DETACHED HOUSE / 2 PARKING SPACES PLUS BRICK GARAGE (ELECTRIC RDOOR) / BEAUTIFUL OPEN PLAN LIVING DINING KITCHEN WITH FEATURE ISLAND / MAIN BEDROOM WITH EN-SUITE SHOWER ROOM / LANDSCAPED REAR GARDEN / MUST SEE PROPERTY //

Nicely set back off Sprotbrough Road and with ample parking, a brick garage and attractive landscaped gardens this immaculate contemporary styled 4 bedroom semi detached house needs to be viewed. The present owners have created a modern free flowing living space perfect for todays living including a stunning 'island' kitchen with integrated appliances approx 2 years old. Internally it benefits from a modern gas central heating system, Pvc double glazing and briefly comprises: Entrance hall, separate wc, attractive lounge, large open plan 'island' kitchen which opens into the garden room, first floor landing, 3 bedrooms and a 4 piece bathroom with a separate shower enclosure, on the top floor is the main bedroom suite including an en-suite bathroom. Well placed with access to good local schools, several shops including a small supermarket plus access to the town and Motorway connections via the A1/M18.

ACCOMMODATION

There is a pvc double glazed entrance door with double glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished and sets a theme for the remainder of the property. There is a staircase leading to the first floor accommodation, with concealed built in storage draws, a central heating radiator, modern laminate flooring, coving to the ceiling, inset spotlighting to the ceiling, and a door to a ground floor w/c.

DOWNSTAIRS W/C

This is finished with a contemporary white suite that comprises of a low flush w/c, a corner set wash hand basin, contemporary style radiator, continuation of the laminate flooring, extractor fan, and inset spotlighting to the ceiling.

LOUNGE

14'6" x 11'7" (4.42m x 3.53m)

A beautiful and good sized square shaped room with a feature media wall which has space to incorporate a flat screen TV. There is a broad pvc double glazed window to the front, central heating radiator, laminate floor covering, coving, and a central ceiling light.

OPEN PLAN 'ISLAND' DINING KITCHEN

17'10" x 10'9" max (5.44m x 3.28m max)

Absolutely stunning, only two years old. A beautiful open plan L shaped living dining kitchen which opens into the garden room to create a more fashionable living space. The kitchen cabinets are finished with a mid grey coloured high gloss cabinet door and a contrasting work surface and upstand, including a large co-ordinating central dining island. A whole host of integrated appliances to include an induction hob, an electric fan assisted oven, a combination style

microwave oven, plus an integrated dishwasher, an integrated full height fridge and separate full height freezer. There is a deep square sink with a contemporary style tap. Inset spotlighting to the ceiling, feature plinth lighting and laminate flooring which continues into the garden room.

GARDEN ROOM

9'0" x 8'6" max (2.74m x 2.59m max)

A lovely bright living space with a lightweight insulated roof structure, it has pvc double glazed double opening doors which lead out into the rear garden, and inset spotlighting into the ceiling.

FIRST FLOOR LANDING

This has a staircase up to the top floor, central heating radiator, pvc double glazed window, inset spotlight into the ceiling, smoke alarm, and doors to bedrooms and bathroom.

BEDROOM 2

13'4" x 11'10" max (4.06m x 3.61m max)

A lovely double bedroom it has a broad pvc double glazed window to the front, central heating radiator, and a ceiling light.

BEDROOM 3

11'3" 8'9" (3.43m 2.67m)

This is a good sized third double, it has a pvc double glazed window to the rear, a central hating radiator, and a central ceiling light.

BEDROOM 4

8'8" x 6'6" (2.64m x 1.98m)

Presently displayed and used as an office, it has a pvc double glazed window to the side, central heating radiator, and a central ceiling light.

MODERN BATHROOM

All beautifully finished with a contemporary suite which comprises of a panelled bath with mixer shower over, a separate shower enclosure with a rainfall style shower head and body jet, wash hand basin and a low flush w/c. There is ceramic tiling to the bathing areas and splash backs with a coordinating floor tile, contemporary towel rail/ radiator, fused shaver point, extractor fan, pvc double glazed window, and inset spotlight into the ceiling.

SECOND FLOOR LANDING

Second floor landing, this has a smoke alarm, central ceiling light, and door into the main bedroom suite.

MAIN BEDROOM SUITE

16'10" x 15'0" max (5.13m x 4.57m max)

A beautiful large double room full of character, with sloping ceilings, double glazed velux windows and a further pvc double glazed window to the side. There is a range of fitted bedroom furniture, inset spotlight into the ceiling, two central heating radiators, and a door to an en-suite bathroom.

EN-SUITE BATHROOM

Beautifully finished and fitted with a modern white suite that comprises of a corner panel bath with shower over, a pedestal wash hand basin and a low flush w/c. There is tiling to the walls and a coordinating floor tile, a contemporary styled towel rail/ radiator. Double glazed velux window, extractor fan, and spotlighting inset to the ceiling.

OUTSIDE

To the front of the property is a small well maintained lawn with railing and a stone path leading to a single brick garage.

DETACHED BRICK GARAGE

A block paved driveway provides car standing and leads to a

detached brick garage with an electric remote door, power and light laid on. Plus there is an additional parking space and visitor parking, on the close.

REAR GARDEN

There is side access to the rear of the property where you will find an immaculate landscaped garden, its all enclosed with concrete post and timber fencing to the perimeters. The garden is neatly laid out with a stone paved patio and sitting area and artificial lawns.

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 1600 mbps and upload speeds of up to 220 mbps.

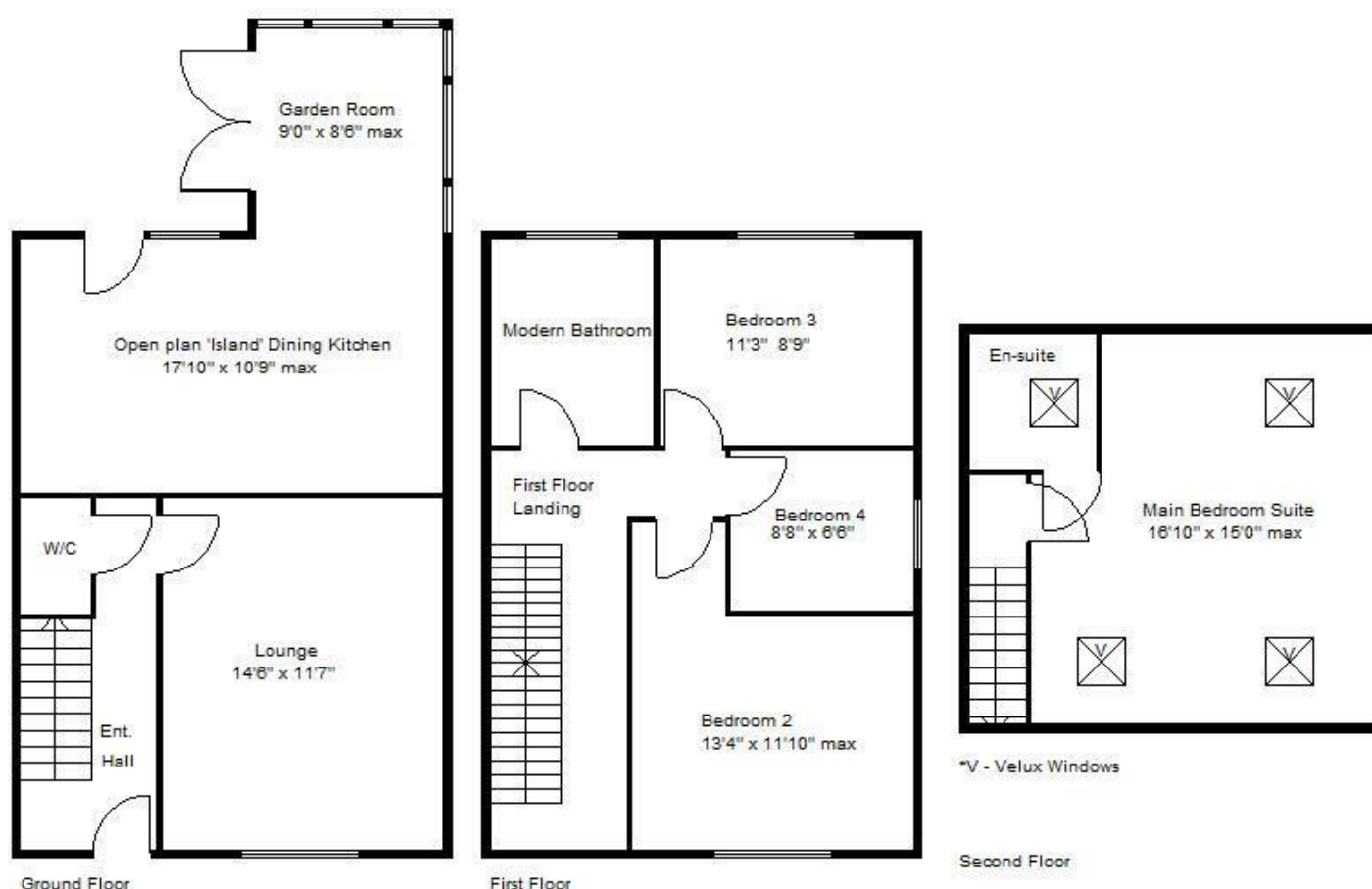
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	78	
(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	