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Byram Court, Woodfield Plantation, Doncaster, DN4 8GD
Offers Over £205,000

CONTEMPORARY STYLED 3 DOUBLE BEDROOM HOUSE / SPACIOUS ACCOMMODATION OVER 3 FLOORS / LARGE PVC CONSERVATORY WITH GLASS ROOF / UPGRADED KITCHEN / LOVELY CUL-DE-SAC POSITION ON THIS POPULAR DEVELOPMENT / VIEWING ESSENTIAL //

This 3 double bedroom modern house has a contemporary layout offering spacious family living with the addition of a large conservatory. Very popular development with access to a variety of shops and 24 hr Tesco. It has PVC double glazing, gas central heating system via a recent combi boiler and comprises: Entrance hall, cloaks/wc off, large upgraded dining kitchen with in-built appliances, large conservatory with a glass roof, landing, lounge, 3 bedrooms, two with en-suites plus a family bathroom. Outside are front and beautifully landscaped rear garden, integral garage and off street parking. Popular and established residential area with good access A1/M18 road network. Internal viewing is recommended.

ACCOMMODATION

A substantial double glazed entrance door gives access into the entrance hall.

ENTRANCE HALL

This has a modern laminate floor covering, a central heating radiator, coving, central ceiling light and a staircase to the first floor accommodation.

GROUND FLOOR W/C

This is fitted with a modern two piece white suite comprising of a low flush w/c, wash hand basin, a continuation on the laminate flooring, a central heating radiator, a central ceiling light and a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems.

OPEN PLAN DINING KITCHEN

16'8" x 12'8" max (5.08m x 3.86m max)

This is better demonstrated by the floor plan and photographs. It is fitted with a range of modern high and low level units, finished with a white high gloss cabinet door, coordinating tiled splashbacks and work surface. There is a four ring ceramic hob with extractor hood above, integrated oven, deep recess suitable for a tall fridge freezer, plumbing for washing machine and dishwasher, two central central heating radiators, a pvc double glazed window, a built in under stairs storage cupboard. and two double opening doors which lead into the conservatory.

PVC & GLASS CONSERVATORY

13'5" x 13'3" (4.09m x 4.04m)

This has a tiled floor covering, pvc double glazed, with two double doors giving access out onto the properties rear garden. There is a pitched glass roof, power and light laid on and a slimline panel heater.

FIRST FLOOR LANDING

There is a central heating radiator, tall built in cupboard, staircase continuing to the upper floor, and a door to the front facing lounge.

LOUNGE

16'9" x 10'3" (5.11m x 3.12m)

An attractive front facing reception room, it has two pvc double glazed windows to the front, two central heating radiators and a contemporary style fireplace.

BEDROOM 1

14'7" x 9'9" max (4.45m x 2.97m max)

A good sized double bedroom, it has two pvc double glazed windows to the rear elevation, two central heating radiators, built in wardrobes, and door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising of a shower enclosure, wash basin, low flush w/c, tiling to the shower area with matching floor tiles, ceiling light, and an extractor fan.

SECOND FLOOR LANDING

There is an access point into the loft space with doors to the bedrooms and bathroom.

BEDROOM 2

16'9" x 10'3" max (5.11m x 3.12m max)

This has a pvc double glazed window with an outlook to the front, central heating radiator, central ceiling light, and door to the en-suite shower room.

EN-SUITE SHOWER ROOM

This has a white suite comprising of a corner shower enclosure, wash hand basin, low flush w/c, vinyl flooring, extractor fan and a ceiling light.

BEDROOM 3

16'9" x 9'10" max (5.11m x 3.00m max)

A large double bedroom it has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush w/c. There is tiling to the splashbacks, tiled floor covering, central heating radiator, central ceiling light and an extractor fan.

OUTSIDE

To the front of the property there is a tarmac drive which provides car standing, pebbled area to the side which will offer space for a second car if required, this in turn leads to an integral garage.

GARAGE

17'5" x 9'3" (5.31m x 2.82m)

The garage has an up and over door with power and light laid on.

REAR GARDEN

The rear garden has been beautifully landscaped, with modern paviors, concrete post and fencing to the perimeters, plus pedestrian pathway which gives access to a pedestrian walkway for bins 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

approx 2 years.

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, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are

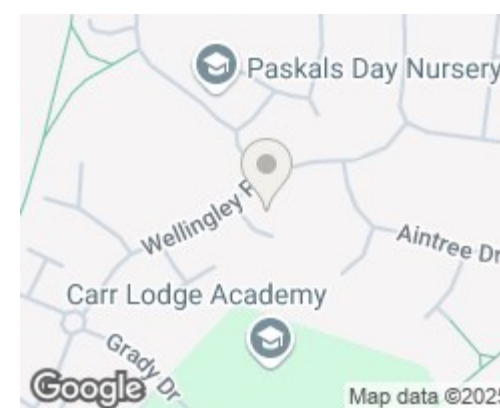
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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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		
	65	74
England & Wales		EU Directive 2002/91/EC