

horton knights of doncaster

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Thorncliffe Drive, Stainforth, Doncaster, DN7 5PX  
Guide Price £160,000 - £170,000

**3 BEDROOM DETACHED HOUSE / POPULAR DEVELOPMENT / 6YRS OLD WITH NHBC / PARKING & GARAGE / AS NEW CONDITION THROUGHOUT / LARGER THAN AVERAGE REAR GARDEN / PRICED TO SELL / EARLY VIEWING RECOMMENDED //**

Located on this popular development, approximately 6 years old, it has gas radiator central heating system via a combination type boiler, PVC double glazing, CCTV system and briefly comprises: Entrance hall with ground floor wc off, spacious open plan lounge with stairs to first floor, dining kitchen with a range of integrated appliances plus dishwasher, fridge freezer included. First floor landing, 3 good sized bedrooms and a modern bathroom which includes a shower. Outside are front and rear gardens, the rear is a good size, side driveway and detached brick garage. Popular residential development with access to amenities including local shops, schools, etc, plus access to the motorway network.

**ACCOMMODATION**

A substantial entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

**5'0" x 3'4" (1.52m x 1.02m)**

This has a PVC double glazed window, central heating radiator, central ceiling light and door to ground floor cloaks wc.

**GROUND FLOOR CLOAKS WC**

**5'0" x 2'9" (1.52m x 0.84m)**

Fitted with a modern two piece white suite comprising of a low flush wc, wash hand basin, vinyl flooring, central heating radiator, PVC double glazed window and a central ceiling light.

**LOUNGE**

**14'8" max x 14'8" (4.47m max x 4.47m)**

An attractive, good sized room. It has a broad PVC double glazed window to the front, a double panel central heating radiator, a deep built-in understairs storage cupboard, smoke alarm and a staircase leading to the first floor accommodation. A door from here continues into a dining kitchen.

**DINING KITCHEN**

**14'8" x 9'4" (4.47m x 2.84m)**

This is fitted with a range of modern high and low level units finished with a white high gloss cabinet door and a contrasting timber effect work surface. There is an integrated four ring gas hob, integrated oven, extractor hood, free standing dishwasher with appropriate plumbing and an American style fridge freezer which are both included in the sale price. There is a PVC double glazed window with an outlook to the rear, and a further PVC double glazed double opening patio doors which give access into the rear garden. There is vinyl floor covering, central heating radiator, two central ceiling lights and an extractor fan. Aerial point and TV, which again is included in the sale price.

**FIRST FLOOR LANDING**

**9'6" x 6'1" (2.90m x 1.85m)**

There is an access point into the loft space, central heating radiator and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'1" max x 7'10" (3.99m max x 2.39m)**

A good sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator, central ceiling light, television aerial point and a flat screen TV which is included in the sale price.

**BEDROOM 2**

**11'4" max x 8'2" (3.45m max x 2.49m)**

A good sized second double bedroom. It has a PVC double glazed window to the rear, central heating radiator, central ceiling light and a television aerial point with flat screen TV included.

**BEDROOM 3**

**8'2" x 6'2" (2.49m x 1.88m)**

Has a PVC double glazed window to the front, central heating radiator, and central ceiling light.

**HOUSE BATHROOM**

**6'6" x 6'3" (1.98m x 1.91m)**

This is fitted with a modern three piece white suite comprising of a panelled bath with a mixer shower over including rainfall style shower head, pedestal wash hand basin and a low flush wc. There is a PVC double glazed window, central heating radiator, vinyl flooring, ceiling light and an extractor fan.

**OUTSIDE**

To the front of the property there is a part lawned garden with a pebbled driveway which provides car standing and in turn leads to attached brick garage.

**ATTACHED BRICK GARAGE**

**17'0" x 8'8" (5.18m x 2.64m)**

With metal up and over door, pitched roof, power and light laid on and a rear personnel door.

**REAR GARDEN**

To the rear there is an enclosed garden, it is a particularly good size, and enclosed with timber fencing to the perimeters. It is mainly laid to lawn making it more manageable. External lighting, external water, and a pedestrian door into the rear of the garage.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units 6 years.

HEATING - Gas radiator central heating. Age of boiler 6 years.

CCTV - The property has cctv installed.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, 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.

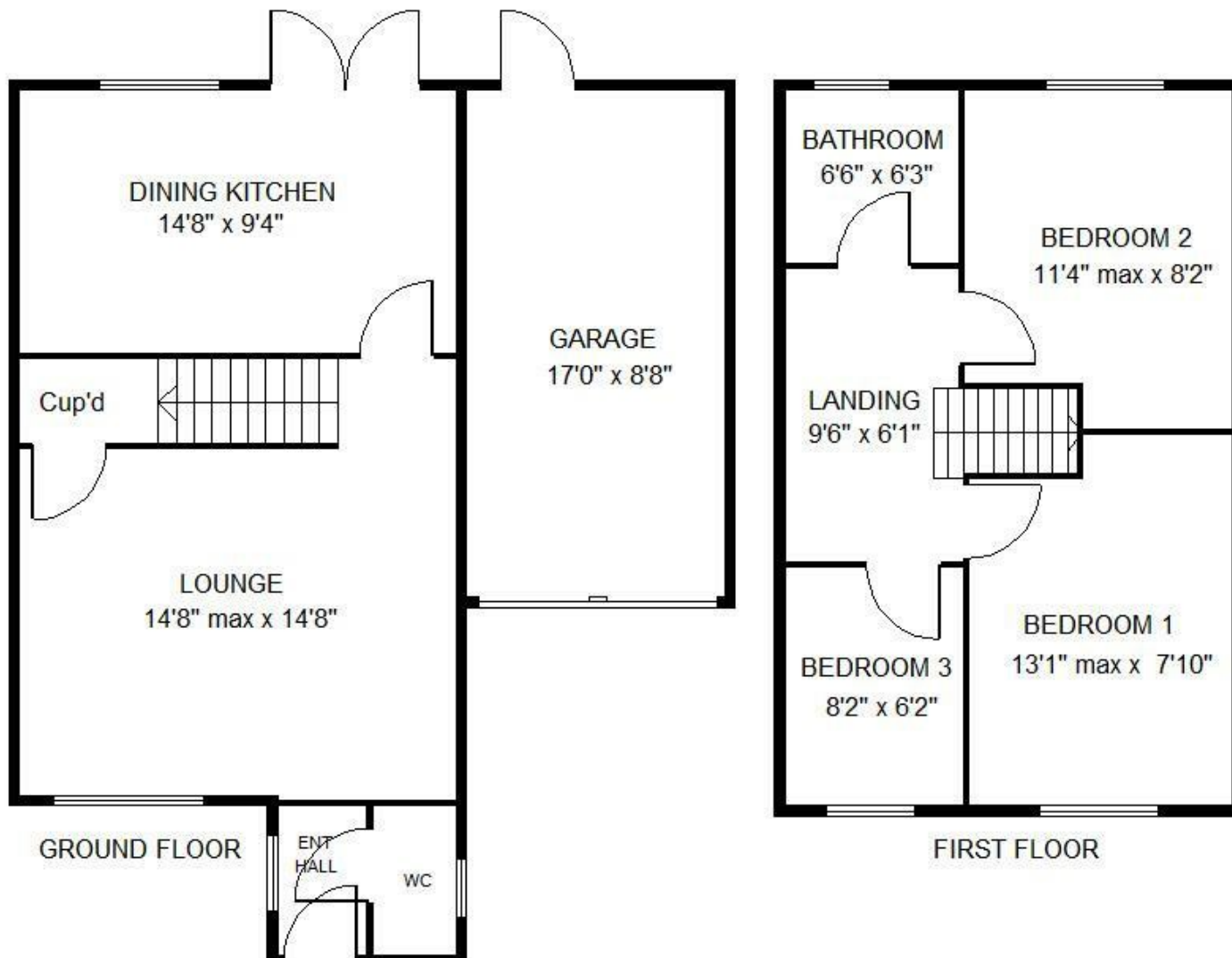
PROPERTY PARTICULARS - We endeavour to make our

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.

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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(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	