

HUNTERS[®]

HERE TO GET *you* THERE



Norfolk Drive

Bircotes, Doncaster, DN11 8ED

Offers In The Region Of £269,500



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Council Tax: A



5 Norfolk Drive

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DESCRIPTION

Briefly the property comprises entrance hall, lounge, dining room, extended kitchen and shower room to the ground floor whilst upstairs are three bedrooms and bathroom. Externally are two garages and garden to the rear with indoor purpose built ponds. The property also benefits from gas central heating and double glazing plus solid wood doors.

Bircotes and Harworth is a conurbation situated four miles to the west of the market town of Bawtry and ten miles south of the city of Doncaster. It has good transport links being only a short drive to the A1 and the motorway network and the east coast mainline runs through Doncaster and Retford. The area has a good level of amenities including a primary school and the Serlby Park Academy. There are a range of shops including Asda and Aldi, a Doctors surgery and leisure centre.

ACCOMMODATION

The property is accessed from the side porch entrance via a white uPVC door with glass panel leading into :

ENTRANCE HALL

6'1" x 3'10" (1.87m x 1.18m)

Panel flooring, stairs rising to the first floor accommodation, door into the lounge, dining room and kitchen diner.

LOUNGE

12'0" x 13'8" (3.68m x 4.17m)

Feature fireplace housing gas flame effect fire in surround, TV point, wall thermostat, window to the front elevation and radiator.

DINING ROOM

9'5" x 10'11" (2.89m x 3.33m)

Telephone point, two wall lights, bay window to the front elevation and radiator.

KITCHEN DINER

15'1" x 19'2" (4.61m x 5.85m)

Modern Howdens design fitted kitchen featuring wall and base units with floor lighting and complementary granite worksurfaces, oven and grill built in to separate unit along with fridge and separate freezer, five ring gas hob with extractor fan over, space for washing machine and dryer, sunken sink unit with mixer tap over, breakfast bar with overhead lighting, panel flooring, spotlights and coving to ceiling, window to the rear elevation with remote control blind, upright wall radiator and further radiator. Understairs store cupboard with fuse box and further door leading into:

SHOWER ROOM

6'0" x 11'10" (1.84m x 3.63m)

Tiled throughout with mosaic centre line feature, three piece suite comprising shower unit with electric Gainsborough shower unit, pedestal sink, low level flush wc, towel rail, spotlights and coving to ceiling, extractor fan, window to the rear elevation and wall radiator.

FIRST FLOOR LANDING

3'5" x 9'10" (1.05m x 3.00m)

Giving access to the bedrooms and bathroom, loft access.

BEDROOM ONE

10'9" x 13'8" (3.30m x 4.17m)

TV and telephone points, cupboard housing wall mounted boiler, window to the front elevation and radiator.

BEDROOM TWO

9'5" x 10'10" (2.88m x 3.32m)

TV point, coving to ceiling, window to the front elevation and radiator.

BEDROOM THREE

6'4" x 11'7" (1.94m x 3.55m)

TV point, window to the rear elevation and radiator.

BATHROOM

6'2" x 6'6" (1.88m x 1.99m)

Half tiled with matching white suite comprising panel bath with overhead Gainsborough electric shower, pedestal sink, low level flush wc, spotlights to ceiling, extractor fan, vinyl flooring, window to the front elevation and radiator.

EXTERNALLY

The front of the property is mainly laid to stone chip with paved drive to the side allowing off street parking for several vehicles and leading up to the electric gates with sensors and Garage.

The rear private garden is laid to lawn with paved areas and mature beds, wrought iron gates lead to a block paved path to the side and a wooden tool shed on stone chip. There is a purpose built outside building housing a three tank fish pond fronted by five sets of double uPVC doors, The second garage is sited behind the gates.

GARAGE ONE

10'3"x 51'2" (3.14mx 15.62m)

Concrete section construction with capacity to house three vehicles, electric door to the front, power and lighting.

GARAGE TWO

12'3" x 19'6" (3.75 x 5.96)

Up and over door with power and lighting, fuse box.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



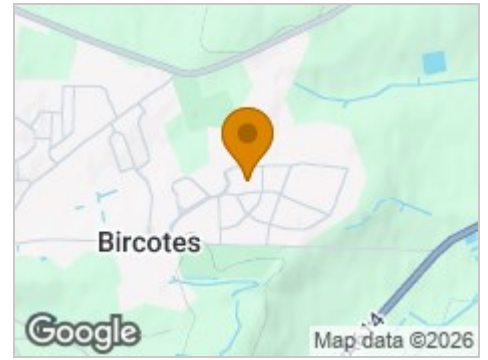
Road Map



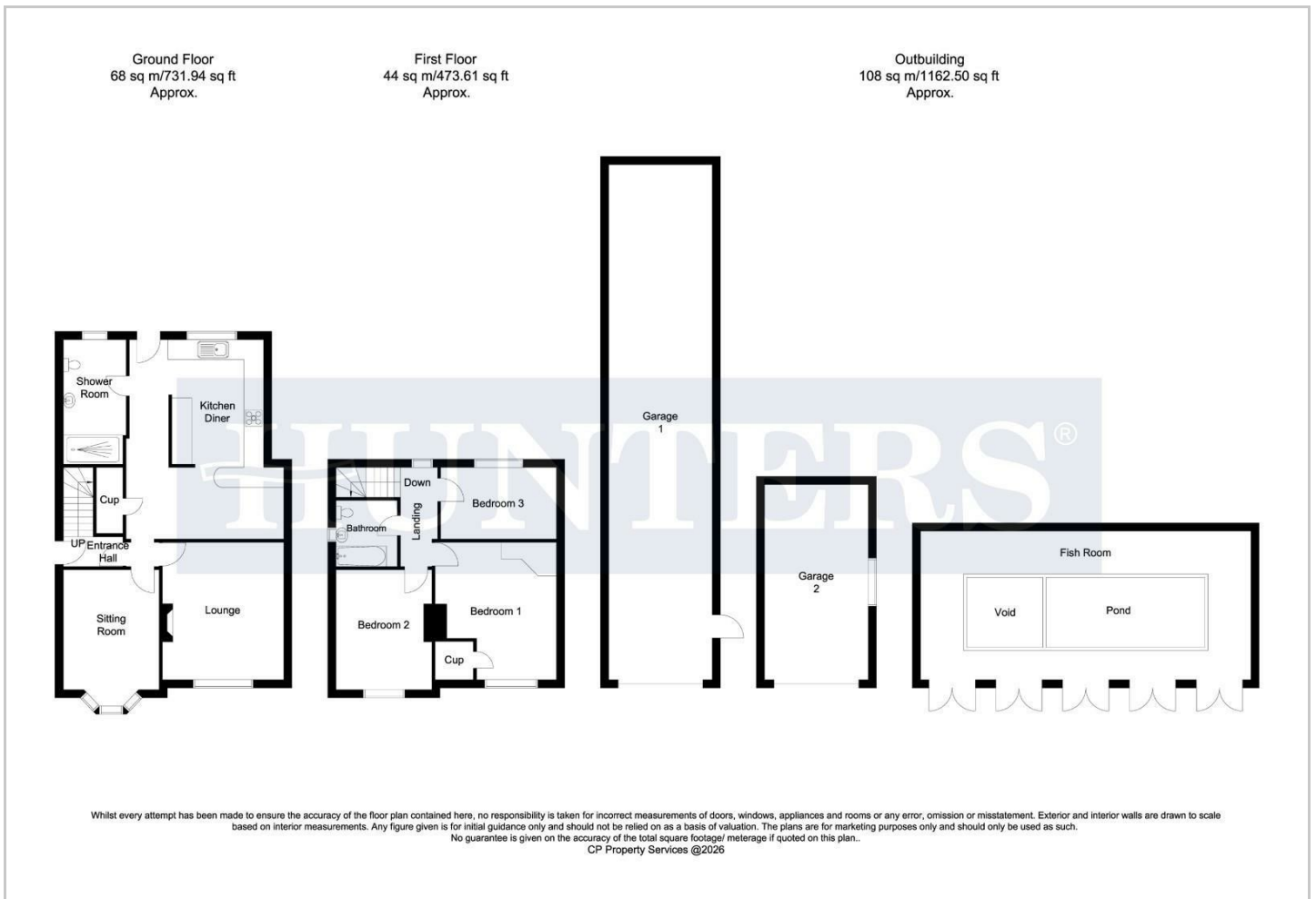
Hybrid Map



Terrain Map



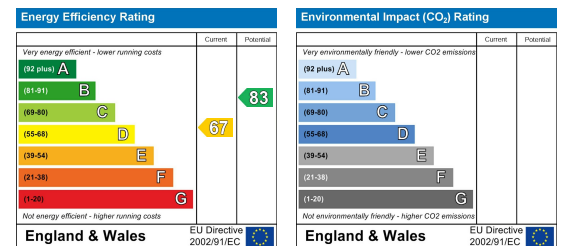
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.