



10 Canal View Doncaster DN8 5GE

Offers Over £300,000

FREEHOLD

VIEWING ESSENTIAL - Set within this small, sought after estate is this FOUR bedroom, TWO bathroom detached house with brick garage. Modern fitted kitchen/diner and utility room. Double aspect lounge/diner. One year old bathroom and ensuite. Driveway. Perfect family home. Immaculate throughout.



- FOUR BEDROOM DETACHED HOUSE • Sought after small residential estate • Lounge/diner with french doors

ENTRANCE HALL

Front UPVC double glazed composite entrance door. Staircase leading to the first floor. Door into the lounge/diner, kitchen/diner and w.c. Karndean flooring. Radiator.

LOUNGE/DINER

20'6" x 10'8"

Front facing UPVC double glazed window and rear facing UPVC double glazed French doors. Feature cream marble fireplace with matching heath and inset to an electric stove effect fire. Contemporary radiator.

KITCHEN/DINING ROOM

20'6" x 10'8"

Front and rear facing UPVC double glazed windows. Fitted with a modern range of cream high gloss wall and base units with butchers block worksurfaces and matching breakfast bar with tiled splashbacks. Stainless steel one and a half bowl sink and drainer. Built-in electric oven, microwave, four ring gas hob and extractor hood. Integrated fridge freezer and dishwasher. Inset ceiling spotlights. Karndean flooring. Two radiators. Open access into the utility room.



UTILITY ROOM

8'4" x 6'1"

Rear facing UPVC double glazed composite entrance door. Fitted with matching high gloss cream wall and base units with butchers block worksurfaces incorporating a stainless steel sink. Concealed wall mounted 'Ideal' gas combi central heating boiler. Space for washing machine. Karndean flooring.

LANDING

Doors off to all rooms. Loft access with ladders.

MASTER BEDROOM

11'8" x 10'10"

Front facing UPVC double glazed window. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

7'9" x 6'0"

Front facing UPVC double glazed window. Fitted with a one year old suite comprising of a marble effect panelled shower cubicle with mains shower, vanity wash hand basin with built-in storage cupboard and a concealed cistern w.c. Laminate flooring. Chrome towel radiator.



- Modern fitted kitchen/dining room
- Utility room, Ground floor w.c.
- Master bedroom with en-suite
- One year old bathroom & en-suite

BEDROOM TWO

11'8" x 10'8"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

10'10" x 8'6"

Rear facing UPVC double glazed window. Radiator.

BEDROOM FOUR

8'6" x 7'8"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

9'1" x 5'5"

Rear facing UPVC double glazed window. Fitted with a white one year old suite comprising of a panelled bath with electric shower and glass screen over, floating vanity wash hand basin with storage below and w.c. Tiled walls with contrasting stone effect tiled feature wall. Tiled floor. Towel radiator.

OUTSIDE

The property has an attractive frontage with block paved driveway providing off road parking and leading to the garage with lawn and feature box hedge planted borders. There is gated access to both sides leading to the rear.

BRICK GARAGE

18'7" x 8'10"

Front remote control electric up and over door. Electric light and power. Useful rafter storage.

The rear garden is particularly private and has been attractively landscaped with block paved and decked seating areas, timber summerhouse and raised shrub borders. An outside cold water tap is installed.



- Brick garage, Driveway • Landscaped gardens • VIEWING ESSENTIAL



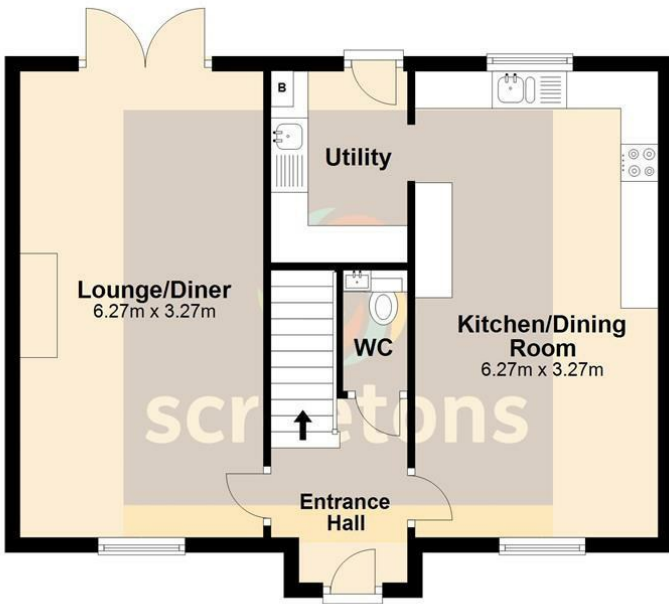


Additional Information

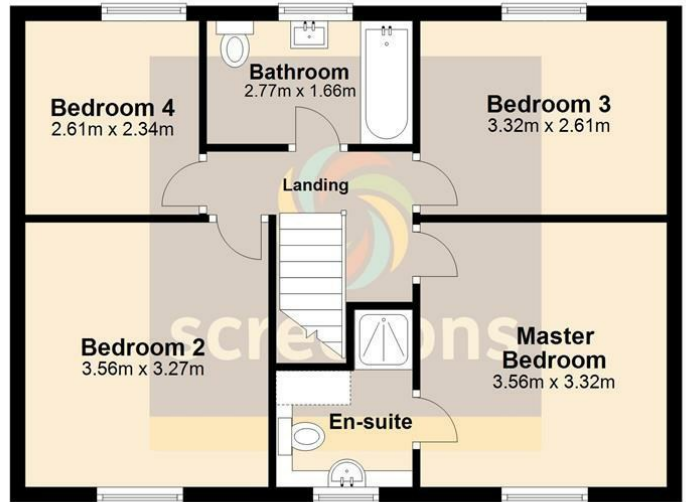
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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