# horton knights of doncaster



NO UPWARD CHAIN......Enjoying a lovely cul-de-sac position within the village, a very substantial 4 double bedroom detached bungalow with a lovely South-Westerly facing rear garden and a detached double garage.

This large detached bungalow will appeal to a wide variety of buyers looking for single level living, it's bigger than meets the eye and therefore viewing is recommended. It has a new gas fired central heating boiler, new PVC double glazing, a CCTV system and an alarm. The accommodation briefly comprises: Long entrance hall with new Oak style doors to the principal rooms, a large sitting room (presently used as a snooker room) which could be converted to an annex, open plan lounge and dining room with two sets of French doors leading to the rear garden, a good sized recently fitted kitchen, separate utility room, master bedroom with fitted bedroom furniture and an en-suite shower room, three further good sized double bedrooms again all with fitted wardrobes, and a fully tiled bathroom. Outside there is a detached double brick garage with a remote electric door, attractive gardens, the rear enjoys a South-Westerly aspect. Well placed for access to amenities in Barnby Dun village, including shops, schools etc, canal side walks and recreation areas plus good access to the M18/M180/A1 motorway networks.

#### **ACCOMMODATION**

A substantial pvc double glazed entrance door with a glazed side screen leads into the entrance hall.

#### **ENTRANCE HALL**

Having a pvc double glazed window to the side, a double panelled central heating radiator, a laminate floor covering, coving, and a central ceiling light. This continues into an 'L' shape to the main hallway, where there is a further central heating radiator, lighting, coving, and an access point into the loft space via a retractable ladder. There is also a deep built-in double cupboard with utility shelving.

#### SITTING ROOM

22'0" x 18'2" (6.71m x 5.54m)

Presently laid out and used as a games room, this is a particularly large living space, having two pvc double glazed windows to the front, two central heating radiators, ceiling lights, and a new Worcester gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a small bar with hot and cold water laid on and a sink This room could easily be converted to create an annex if required.

#### OPEN PLAN LIVING/ DINING ROOM

26'4" max x 18'0" (8.03m max x 5.49m)

This enjoys a good amount of natural light courtesy of two sets of pvc double glazed French doors which give access into and an outlook over the rear garden. There is a further pvc double glazed window to the side, a feature fireplace with a marble inset and hearth and a living flame style gas fire inset, ceiling coving, a double panelled central heating radiator and a television aerial point.

The dining area is finished with coordinating decoration, having a further double panel central heating radiator, and a central ceiling light. A door from the dining area leads directly into the kitchen.

# RECENT FITTED KITCHEN

13'3" x 11'0" (4.04m x 3.35m)

The kitchen has been refitted within the last couple of years with a range of modern high and low level units finished with a roll edged work surface which extends to provide a breakfast area. There is a deep recess suitable for a range style cooker (available by negotiation), an integrated fridge/freezer and an integrated dishwasher. A one and a half bowl

stainless steel sink unit, with an adjacent pvc double glazed window giving an outlook over the side garden. All smartly finished with a tiled floor covering, a ceiling light and further feature pelmet lighting.

## **UTILITY ROOM**

11'1" x 4'7" (3.38m x 1.40m)

This has fitted units with a work surface over, tiled splashbacks, plumbing for an automatic washing machine, room for a tumble dryer, freezer etc. There is a ceramic tiled floor, a central heating radiator, and a pvc double glazed exterior door.

## PRINCIPAL BEDROOM

11'8" x 10'4" (3.56m x 3.15m)

A good sized double bedroom, having a pvc double glazed window to the side, a range of fitted bedroom furniture concealing hanging rail and storage, with further matching bedside units, a central heating radiator and a second door to an en-suite shower room.

## **EN SUITE SHOWER ROOM**

This has a shower facility, a wash basin and a low flush wc. There is tiling to the four walls, a pvc double glazed window, a central ceiling light, and an extractor fan.

#### **BEDROOM 2**

11'8" x 10'4" (3.56m x 3.15m)

Another good sized double bedroom, with a pvc double glazed window to the side elevation, a range of fitted wardrobes concealing hanging rail and storage, coving, a central ceiling light and a central heating radiator.

#### **BEDROOM 3**

11'4" max x 10'6" (3.45m max x 3.20m)

A double bedroom, having a pvc double glazed window to the front, a central heating radiator, a built-in wardrobe concealing hanging rail and storage, and a central ceiling light.

#### **BEDROOM 4**

11'5" max x 9'7" (3.48m max x 2.92m)

Again, a double bedroom, having a pvc double glazed window to the front, fitted wardrobes concealing hanging rail and storage, a central heating radiator, coving, and a central ceiling light.

#### **BATHROOM**

The bathroom is fitted with a large double ended bath, a walk-in shower enclosure with a mains plumbed thermostatic power shower, a wash basin and a low flush wc. There is ceramic tiling to the four walls including a ceramic tiled floor, a central heating radiator, a central ceiling light, an extractor fan, and further wall lights.

# **OUTSIDE**

Outside the property features attractive gardens, enjoying a nice position within this small selected close. To the front there is a predominantly lawned garden and ample off-road parking provided by a wide driveway, which leads to a double detached garage.

# **DOUBLE GARAGE**

This has a remote electric roller shutter door, power and light laid on, plus a further personnel side door.

#### **REAR GARDEN**

The rear garden has a lovely South-Westerly aspect enjoying the late morning, afternoon and evening sun. There is a paved patio which extends across the rear elevation and a further lawn beyond, all nicely enclosed with walling, concrete and timber fencing to the perimeters. There are several fruit trees, a raised flower border designed for easier gardening. External power, lighting including floodlighting and water.

#### **AGENTS NOTES:**

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with new PVC double glazing installed 2018

COUNCIL TAX-This property is Band E

HEATING - The property has a gas radiator central heating system fitted with a new Worcester combination type boiler installed 2018.

HOME SECURITY - The property is fitted with an alarm system and CCTV.

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.

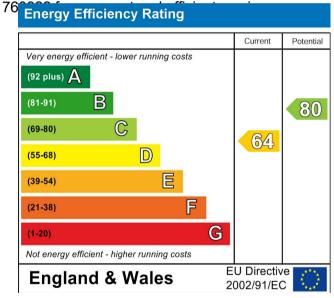
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any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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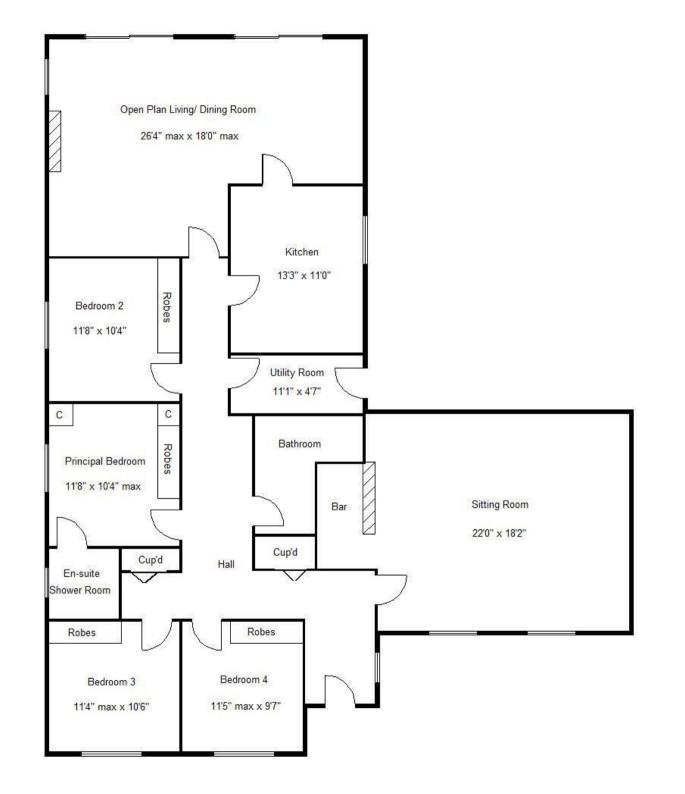






































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