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Windsor Road, Doncaster
Offers Around £310,000

27 Windsor Road, Doncaster, Yorkshire, DN2 5BS

A characterful 3 storey, plus basement, period style semi detached house offering substantial family living in this highly regarded residential suburb.

An internal viewing is absolutely essential to truly appreciate the size, space and style of this home, a family home for 30 years. As you enter the property you see the magnificent architecture, tall ceilings, ornate plasterwork, a period staircase which all gives the property a sense of purpose, a history. The present owners have managed to bring the property upto date without taking away this character. It has a gas radiator central heating system, PVC double glazing and briefly comprises; a large L shaped entrance hall with a feature returned style staircase leading to the upper floors, a large front facing lounge with a walk in bay window, separate dining room and a modern fitted breakfast kitchen, a small utility room and a ground floor wc. From the kitchen there is access to the basement with several cellars and stores. A large first floor landing, 3 double bedrooms (bedroom 3 currently used as a study) including a very large main bedroom suite with an en-suite shower room & wc, plus a large contemporary styled family bathroom. On the second floor there are two large double bedrooms, one has the scope to be even larger, or possibly add an en-suite. Outside the property stands in mature, equally well tended gardens with off road parking. Town Moor is a well regarded and sought after residential location within close proximity of the Town and all its usual amenities. NO UPWARD CHAIN - VIEWING VIA THE SELLING AGENTS.

ACCOMMODATION

A leaded glazed entrance door with matching fan light over leads into the property's entrance porch.

ENTRANCE PORCH

This has a tiled floor with recessed mat well and a glazed inner door, again with leaded glazing and leads into the 'L' shaped hallway.

'L' SHAPED HALLWAY

A large space, having a feature returned style staircase giving access to the upper floors, high ceilings, a picture rail, cornicing to the ceiling, a ceiling light, a central heating radiator and an arched doorway which leads through into an attractive front facing lounge.

FRONT FACING LOUNGE

18'6" into bay x 17'2" (5.64m into bay x 5.23m)
A beautiful large elegant room, with a deep walk in bay window which gives an outlook to the front, a further pvc window to the side, a feature period style fireplace with gas fire inset, picture rail, ornate

cornicing, a central ceiling light with ornate ceiling rose and two central heating radiators.

SEPARATE DINING ROOM

15'1" x 12'10" (4.60m x 3.91m)

A good sized second reception room, having a broad pvc double glazed sliding patio door which gives direct access into the property's rear garden, a period style fireplace with living flame gas fire inset, a central heating radiator, picture rail, ornate cornicing and a central ceiling light.

BEAUTIFUL BREAKFAST KITCHEN

22'0" x 8'6" (6.71m x 2.59m)

This is probably better demonstrated by the floorplan and photographs, it is fitted with a range of modern high and low level units finished with a white satin cabinet door with a contrasting roll edge work surface. There is a four ring induction hob with extractor hood above, integrated double oven, large integrated fridge, recess and plumbing for a dishwasher, kickspace heater, a large pvc double glazed window to the side and a further pvc double glazed window with

an outlook into the property's rear garden. There is a central heating radiator, karndean flooring, inset spotlighting to the ceiling with further feature lighting. From here, a door gives access to ground floor wc.

GROUND FLOOR WC

Fitted with a low flush wc, wash hand basin, extractor fan, a ceiling light and a continuation of the karndean flooring. A second door from the kitchen gives access down to the cellar accommodation.

UTILITY ROOM

This has a single drainer stainless steel sink, plumbing for an automatic washing machine and room for a tumble dryer etc. There is also a wall mounted gas fired system type boiler which supplies the domestic hot water and central heating systems, a timber casement double glazed window and a timber casement rear door.

BASEMENT

25'0" x 14'5" overall (7.62m x 4.39m overall)
Steps lead down with doorways leading off to separate

cellars. There is room for fridge/freezer, storage etc. with power laid on.

From here, two doors open into a tool and workshop area which again has power and light laid on with several wall shelves etc. and a second doorway leads into a storage area which also houses the fuse box.

FIRST FLOOR LANDING

There is a central heating radiator, built in cupboards concealing hanging and storage and doors to;

PRINCIPAL BEDROOM

19'0" x into bay x 19'0" max (5.79m x into bay x 5.79m max)

Originally two bedrooms, this has been reconfigured to create one large, very large bedroom. It has two pvc double glazed windows to the front including a bay window, two central heating radiators, coving, ceiling lights and built in wardrobes. A walkway continues through to an en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a shower enclosure, a wash hand basin set into a vanity cabinet, a pvc double glazed window, a contemporary style radiator, tiling to the four walls and a ceiling light.

SEPARATE WC

There is a separate wc along side. This has a timber casement window, a low flush wc and a ceiling light.

BEDROOM 2

15'3" x 12'0" (4.65m x 3.66m)

A large second double bedroom which gives an outlook to the rear, there is a pvc double glazed window, a central heating radiator, a period style fireplace, picture rail and built in cupboard.

BEDROOM 3/ STUDY

11'9" x 8'8" (3.58m x 2.64m)

Still a comfortable double room it has a pvc double glazed window to the rear, a central heating radiator, built in corner cupboard and laminate flooring.

CONTEMPORARY BATHROOM

Fitted with a modern white suite that comprises of a double ended bath with central tap, mains thermostatic shower with shower screen, wash hand basin and a low flush wc. All smartly tiled with contemporary grey colours, a central heating radiator, waterproof style ceiling with inset spotlighting and a wall light over the mirror.

As previously described, a second staircase leads to the top floor.

BEDROOM 4

15'7" x 9'0" (4.75m x 2.74m)

This room is larger than probably expected as there is a partition wall which divides the room, with a further door into a store approx 8'10" x 8'10" which could be removed to make a much larger space. There is a pvc double glazed window, a ceiling light and a central heating radiator.

BEDROOM 5

12'6" x 12'0" (3.81m x 3.66m)

Again, another double room, it has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and a door to walk in storage which also houses the cold water feeder tanks etc with additional eaves storage.

OUTSIDE

A dropped kerb gives access to car parking. There is a lovely mature garden, part lawned with shaped flower beds and borders stocked with a variety of shrubs and plants, ornamental brick wall to the front with a hedge

REAR GARDEN

To the rear of the property there is a beautiful courtyard style garden, this is mainly paved with York stone style paving, brick walling to the perimeters, raised planters and beds stocked with a variety of shrubs and plants, covered storage area, small shed, external lighting and external water supply. Pedestrian double opening gates give access onto a wide rear lane.

AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system installed via a system type boiler.

COUNCIL TAX - This property is Band D.

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.

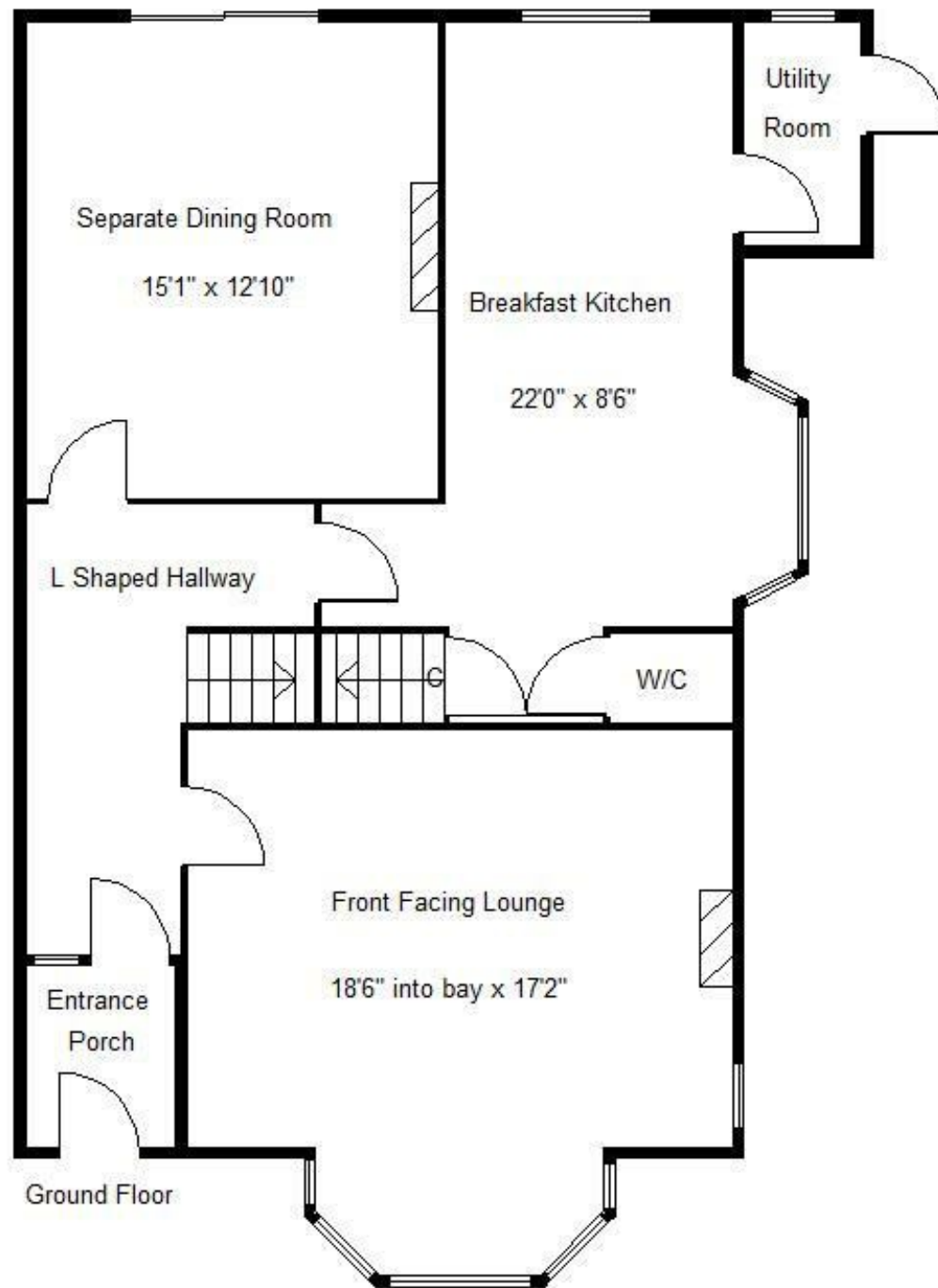
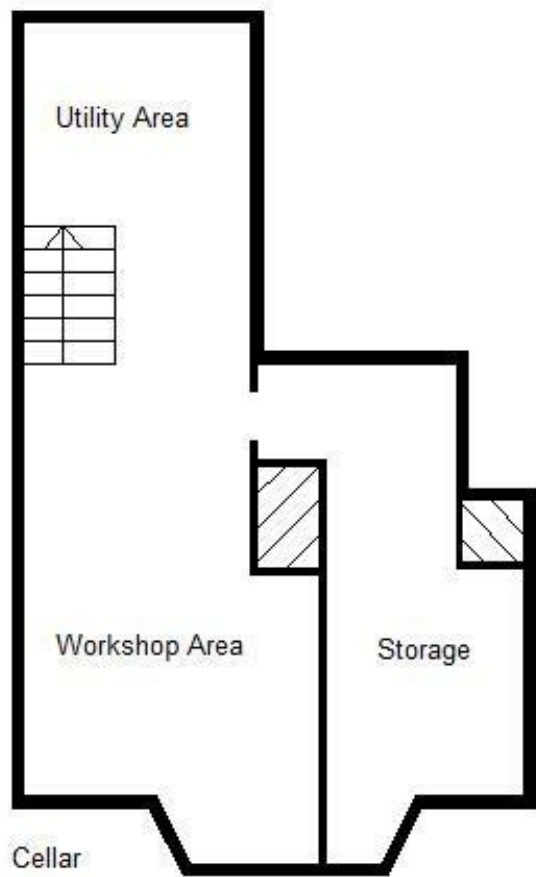
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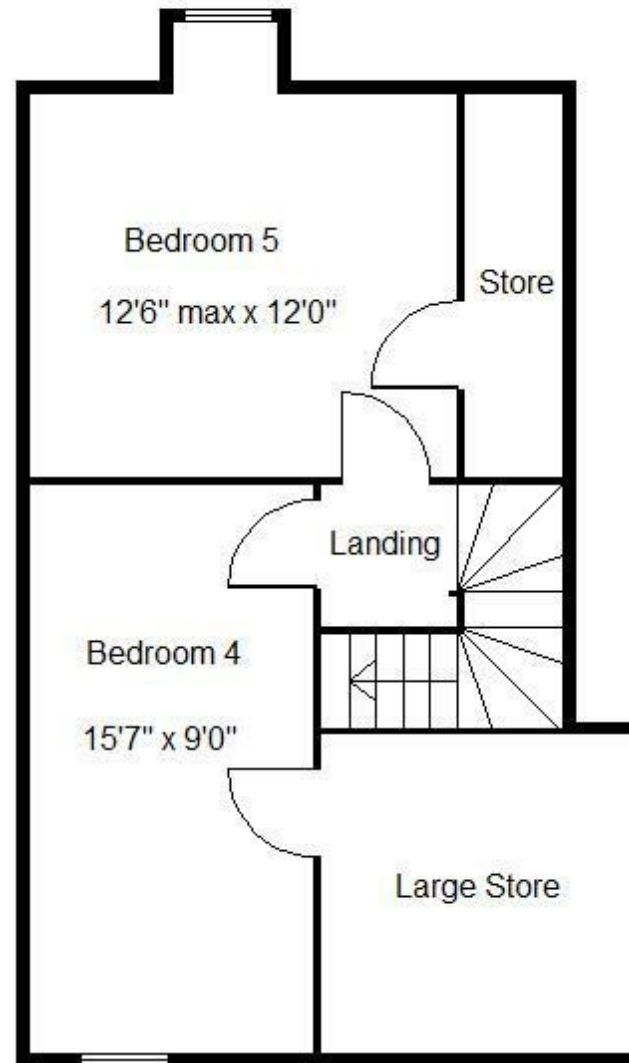
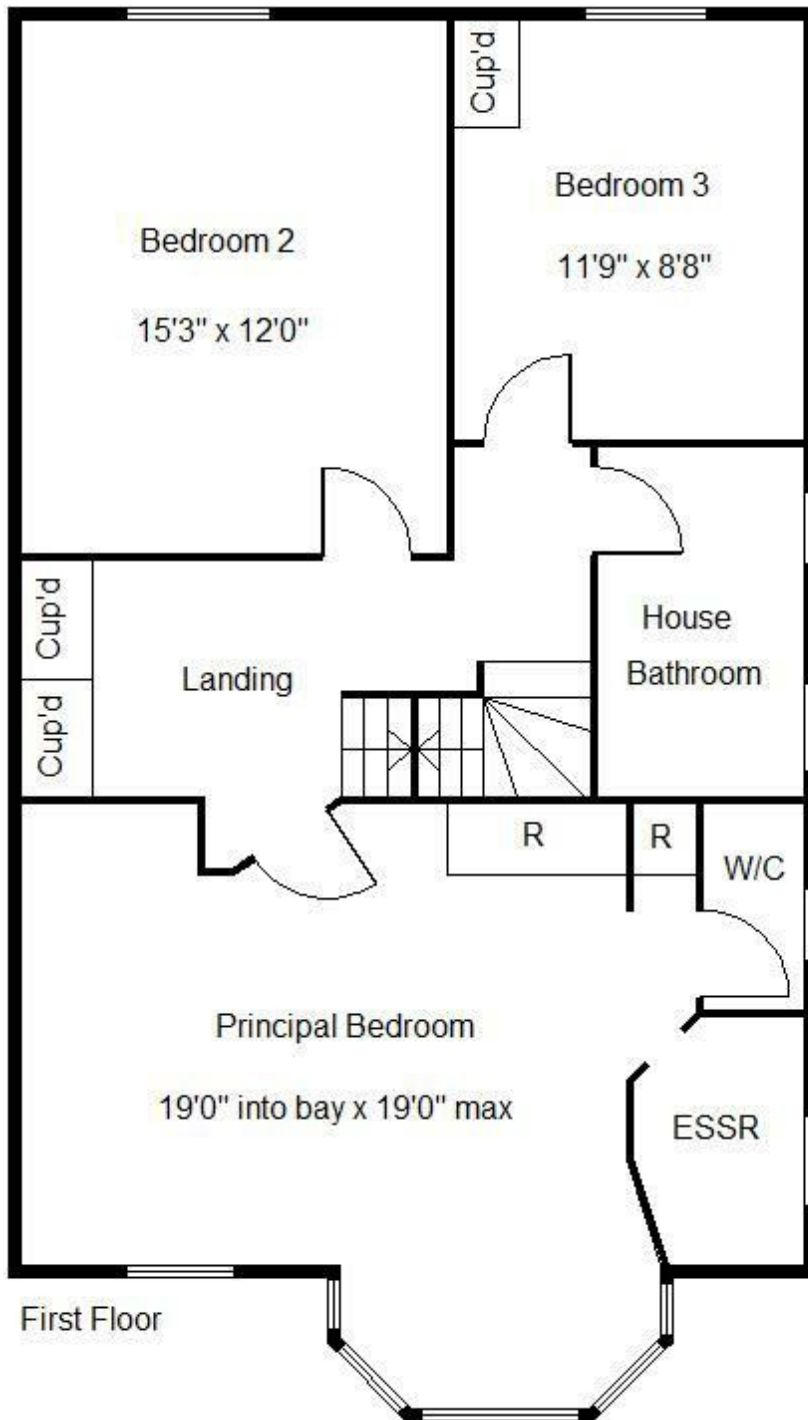
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Top Floor

