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Tickhill Road, Balby, Doncaster Offers Over £270,000 - £290,000

25 Tickhill Road, Balby, Doncaster, South Yorkshire, DN4 8QF
GUIDE PRICE **£280,000 - £290,000**

Finished with a wraparound extension to the side and rear, plus a conservatory, this now very large 3 bedroom detached house is perfect for a growing family.

The owners have beautifully transformed this traditional detached house, they have not only extended it, but included modern insulation methods at the same time. There are new insulated ground floors, underfloor heating throughout, kingspan wall insulation and increased loft insulation, owned solar panels and pvc double glazing making it greener, and cheaper to run. The accommodation briefly comprises: Period styled entrance portico into a larger entrance hall, a large modern open plan living space with a feature fireplace, spacious dining area, which in turn opens into a modern fitted kitchen, glass roofed conservatory, side lobby, utility room and a ground floor shower room. First floor landing, 3 bedrooms, the main bedroom has an en-suite shower room off, and a separate house bathroom with a spa bath. Outside the property sits on a corner plot with gardens to the front, side and rear, including a front and separate rear drive and brick garage. Well placed with access to local amenities, shops schools etc and access to Doncaster City centre. VIEWERS WILL NOT BE DISAPPOINTED.

ACCOMMODATION

A brick portico with inset lighting gives shelter to a traditional timber panelled door with decorative leaded glazed inset and matching double glazed side screens and gives access into the property's entrance hall.

ENTRANCE HALL

All smartly finished with oak flooring, a staircase leading to the first floor accommodation, a central ceiling light and a deep built in understairs storage area including book shelving.

OPEN PLAN LOUNGE

13'2" x 12'9" (4.01m x 3.89m)

An attractive open plan living space having a broad pvc double glazed window to the front, tiled flooring throughout with underfloor heating, a feature brick fireplace with open hearth fire and a brick arch which continues through into the open plan dining area.

DINING AREA

12'8" max x 11'9" (3.86m max x 3.58m)

With two double opening doors which continue into the conservatory, a continuation of the porcelain tiled flooring and feature pendant lighting.

KITCHEN

14'0" x 10'2" (4.27m x 3.10m)

Fitted with a range of oak fronted cabinets with a contrasting roll edge work surface over, a deep recess suitable for a range style cooker (available by separate negotiation), chimney style extractor hood, a deep recess suitable for an American style fridge/freezer, one and a half bowl composite sink with contemporary style mixer tap including waste disposal unit, integrated dishwasher, plus an integrated under counter fridge. There is a contemporary towel rail/ radiator, a pvc double glazed window to the side, inset feature spotlighting and two ceiling pendant lights.

CONSERVATORY

8'8" x 8'6" (2.64m x 2.59m)

Has a continuation of the porcelain tiled flooring, pvc double glazed double opening doors which lead out onto the rear garden, a pitched tinted glass roof and built in storage cabinets.

SEPARATE UTILITY ROOM

Fitted with a range of high and low level units finished with a white high gloss cabinet door, a single drainer

stainless steel sink unit, built in cupboards housing a pressurized 300L hot water cylinder, plus a wall mounted gas fired condensing boiler. There is room for fridges, freezers, storage etc.

REAR LOBBY

Has a pvc double glazed door to the side, a central ceiling light and further door to a ground floor shower room.

GROUND FLOOR SHOWER ROOM

All smartly finished with a modern white suite that comprises of a corner shower, wash hand basin and a low flush w/c. There is a pvc double glazed window, tiled flooring and a central ceiling light.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a ceiling light, an access point into the loft space via a retractable loft ladder and a built in storage cupboard.

BEDROOM 1

13'6" x 11'1" (4.11m x 3.38m)

A large double bedroom with a deep pvc double glazed bay window to the front, feature spotlighting and a door to en suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a shower enclosure with body jets and shower head, a pedestal wash hand basin and a low flush w/c. There is inset spotlighting and an extractor fan.

BEDROOM 2

11'3" x 9'10" (3.43m x 3.00m)

A second good sized double bedroom having a pvc double glazed window to the rear and a central ceiling light.

BEDROOM 3

7'0" x 5'10" (2.13m x 1.78m)

Has a feature oriel double glazed window to the front, built in wardrobes and bedroom furniture incorporating bed recess, laminate flooring and a central ceiling light.

HOUSE BATHROOM

Fitted with a three piece suite comprising of a corner spa style bath, pedestal wash hand basin and a low flush w/c. A contemporary style towel rail/ radiator, a pvc double glazed window and inset spotlighting to the ceiling.

OUTSIDE

The property stands on a corner plot, to the front of the property, a brick pillared entrance gives access to a large block paved driveway which provides car standing for several vehicles with an attractive lawn to the side. There is privet hedging providing privacy.

SIDE & REAR GARDEN

To the side and rear, there is a more secluded area with a paved patio with decorative stones. The block paving continues and leads round onto a rear lawn. There is vehicular access from Sandford Road which gives access to a second rear drive and a detached brick garage.

DETACHED BRICK GARAGE

With double opening timber doors, power and light laid on.

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 gas underfloor heating both on the ground and first floor via a system boiler with pressurized hot water cylinder.

SOLAR PANELS - There are solar panels fitted which are owned by the property and will be passed to the buyers.

COUNCIL TAX - This property is Band C.

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.

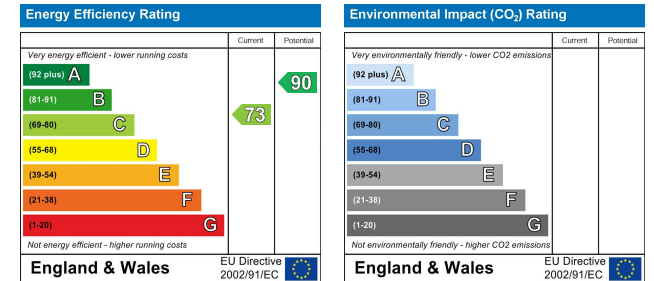
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OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
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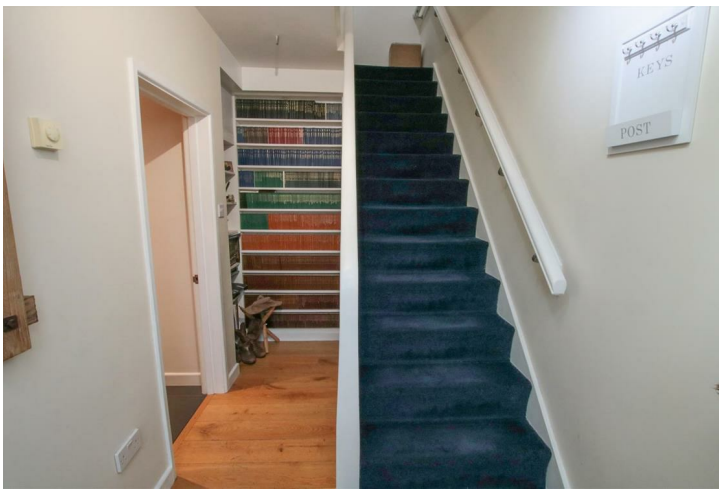
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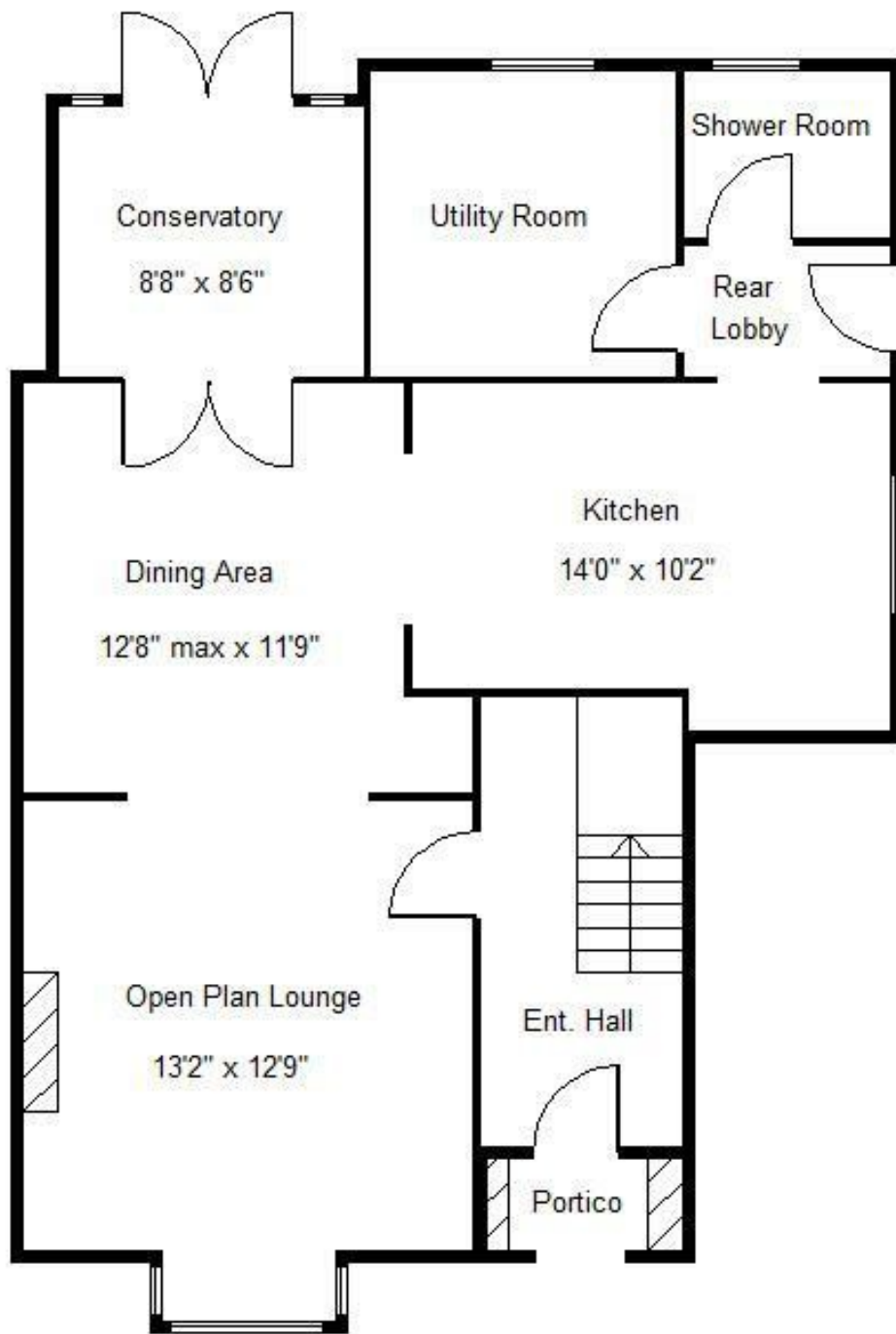
many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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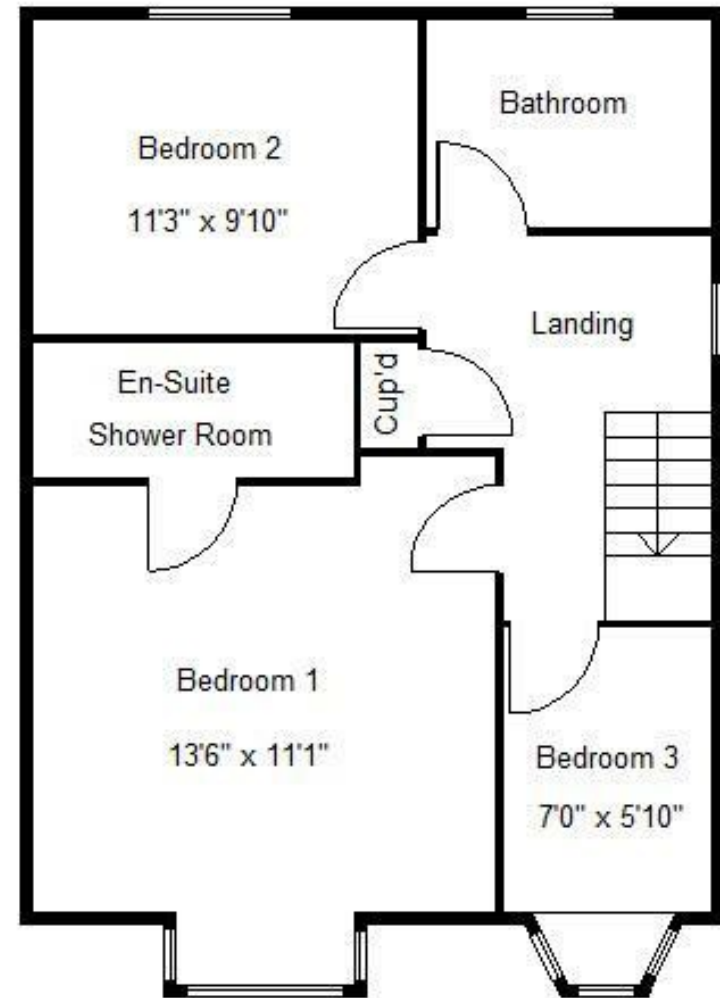








Ground Floor



First Floor



