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Hanbury Close, Balby, Doncaster, DN4 9AW
Guide Price £235,000 - £250,000

Situated on a large corner plot, this now extended 3 double bedroom detached bungalow offers more space than most and therefore an early viewing is essential.

The property occupies a lovely corner plot on this attractive cul-de-sac, on the Alverley Estate with ample parking plus space to the side for a caravan/ motorhome or similar. The bungalow is well presented throughout, it has a gas radiator central heating, pvc double glazing and briefly comprises; L shaped entrance hall, fitted breakfast kitchen with integrated appliances, spacious lounge and dining room, three double bedrooms and a modern white bathroom with a shower. Outside are attractive corner gardens with ample space, a long driveway, detached garage and a useful timber shed. Well placed with access to local amenities, several supermarkets, and a local pub, plus access to the A1 and motorway networks.

ACCOMMODATION

A composite door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This is a long L shaped entrance hall, it has an access point into the loft space, inset spotlighting to the ceiling, a central heating radiator concealed behind a radiator grill, plus two tall cupboards with shelving and coat hooks. This continues and leads round into the breakfast kitchen.

BREAKFAST KITCHEN

13'2" x 9'8" (4.01m x 2.95m)

Fitted with a range of high and low level units finished with a roll edge work surface over. There is a one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob, integrated oven, extractor hood, plumbing for an automatic washing machine and an integrated dishwasher. The work surface extends to provide a peninsula style breakfast bar, there is a central heating radiator, tiled flooring, two pvc double glazed windows to the front and side elevations, inset spotlighting, coving to the ceiling and a deep built in utility/ boiler cupboard which houses a wall mounted gas fired combination type boiler supplying the domestic hot water and central heating systems. A door from here leads into the lounge/dining room.

LOUNGE/ DINING ROOM

21'0" x 12'0" (6.40m x 3.66m)

This is a good size, it has a deep pvc double glazed bow window to the front, two central heating

radiators, feature fireplace with a gas fire inset, coving to the ceiling, two central ceiling lights and matching wall lights.

From the hall doors lead to the bedrooms and bathroom.

BEDROOM 1

12'0" x 11'6" (3.66m x 3.51m)

A large double bedroom, it has a pvc double glazed window to the front, two central heating radiators, laminate flooring, coving and inset spotlighting to the ceiling.

BEDROOM 2

10'10" x 10'8" (3.30m x 3.25m)

A good sized second double bedroom, it has a pvc double glazed window to the rear, laminate flooring, a central heating radiator, coving and inset spotlighting to the ceiling.

BEDROOM 3

10'10" x 8'10" (3.30m x 2.69m)

A third double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, laminate flooring, coving and inset spotlighting to the ceiling.

BATHROOM

All smartly finished with a modern white suite that comprises of a shower style bath with independent electric shower over, wash basin and low flush w/c inset to vanity furniture. There is modern tiling to the walls including decorative tile, a pvc double glazed window, inset spotlighting to the ceiling, a towel rail/ radiator and a coordinating high gloss tiled floor.

OUTSIDE

The property stands on a larger than average plot, this is approached via double gates onto a long driveway which provides ample car standing and in turn leads to a detached garage. The front is mainly lawned with shaped hedging and to the side there is a further hard landscaped area which is perfect for anybody with caravans, motor homes etc. A side gate gives access into the rear garden.

DETACHED GARAGE

With a metal up and over door.

REAR GARDEN

To the rear there is a lawned area with concrete posts and fencing to the perimeters and a useful timber storage shed which is more substantial than most including a pitched tiled roof, shelving and power, perfect for a second freezer dryer etc.

AGENTS NOTES:

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

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

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

COUNCIL TAX - This property is Band C.

VIEWING - By prior telephone appointment with horton knights estate agents.

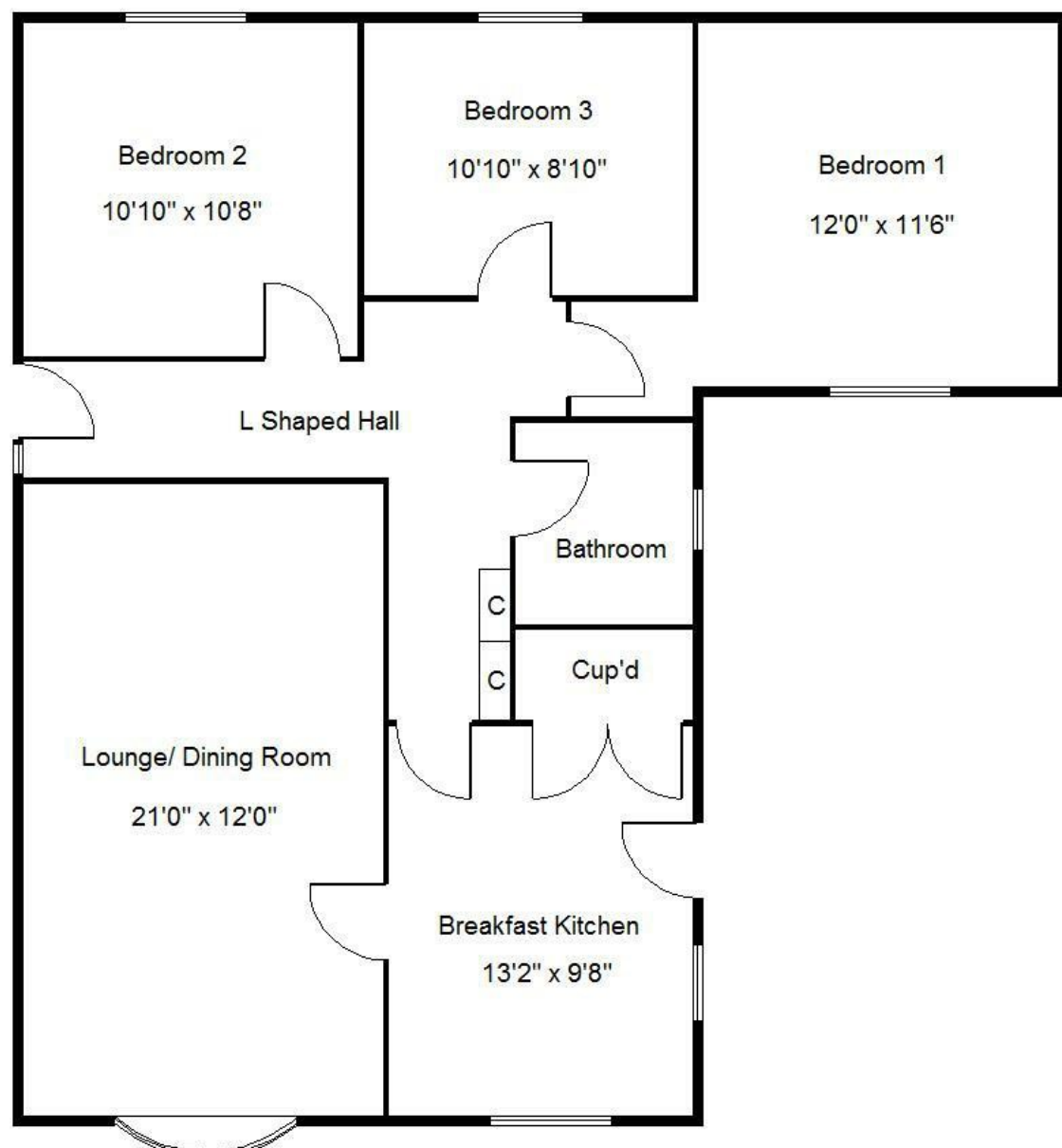
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	