

horton knights of doncaster

sales
lettings
and service



The Boulevard, Edenthorpe, Doncaster, DN3 2QJ
Offers Around £275,000

3/4 BED DETACHED DORMER BUNGALOW/ OPEN REAR ASPECT/ VIEWING ESSENTIAL

The property looks like two different properties comparing the front to the rear, with a full width dormer across the rear, this detached home needs to be viewed. The accommodation offers versatility, with potential for a ground floor 4th bedroom, perfect if stairs are a problem. It has a gas radiator central heating system, Pvc double glazing and briefly comprises: Entrance hall, double oak doors into the lounge, separate second sitting room and dining area off, fitted kitchen with integrated appliances including a pantry, ground floor shower room, rear lobby and store. First floor landing, 3 double bedrooms and a bathroom which includes a shower enclosure. Outside the recently landscaped rear garden feels like a little tropical oasis, with palm trees and a Southerly aspect, hard landscaped front garden with ample parking and a brick garage. Very popular roadway, close to amenities within Edenthorpe including a variety of supermarkets, shops etc and easy access to the M18/M180- and motorway networks. PRICED TO SELL.

ACCOMMODATION

Two pvc double glazed entrance doors give access into the property's entrance hall.

ENTRANCE HALL

This is a long hallway, it has a modern laminate floor covering, a central heating radiator, a tall built in cupboard, a staircase giving access to the first floor accommodation, a central ceiling light and double opening oak doors lead through into an attractive front facing lounge.

LOUNGE

15'0" x 13'0" (4.57m x 3.96m)

This has a broad pvc double glazed window to the front, a central heating radiator, a period style open hearth fire, coving and a central ceiling light.

DINING AREA

11'10" x 10'9" (3.61m x 3.28m)

A second set of double doors from the hallway lead into a large through living space, this could be easily changed to create a ground floor bedroom if required. It has a broad pvc double glazed window to the front, a central heating radiator, coving and an arch which opens into a second sitting area.

SECOND SITTING AREA

14'3" x 11'10" (4.34m x 3.61m)

This has pvc double glazed double opening doors which lead out onto the rear garden, coving, a central ceiling light, laminate flooring and a deep inbuilt understairs storage cupboard.

FITTED KITCHEN

15'2" into bay x 10'0" (4.62m into bay x 3.05m)

Fitted with a range of high and low level units which includes a peninsula style breakfast bar. There is a composite sink with contemporary style mixer tap, four ring ceramic induction hob with an extractor hood above,

integrated eye level oven and integrated dishwasher. A door from here gives access into a large pantry style cupboard which has power laid on, a pvc double glazed window and shelving, perfect for a tall fridge freezer. A second pvc double glazed door gives access into the rear lobby.

REAR LOBBY

There is a further pvc double glazed door to the rear and built in boiler cupboard which has room for a tumble dryer and also houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

GROUND FLOOR SHOWER ROOM

This has flat level access and fitted with a suite comprising of a shower enclosure, wash hand basin and a low flush w/c. There is a central heating radiator, a pvc double glazed window, extractor fan and a ceiling light.

FIRST FLOOR LANDING

As previously described, a staircase from the entrance hall leads to the first floor landing.

There is a pvc double glazed window to the rear and doors to the bedrooms and bathroom.

BEDROOM 1

11'9" x 9'7" (3.58m x 2.92m)

A good sized double bedroom, it has a broad pvc double glazed window with an outlook over the property's rear garden including playing fields beyond. There is a central heating radiator, a central ceiling light and a large walk in wardrobe which conceals hanging rail, storage and has light laid on.

BEDROOM 2

11'1" x 8'6" (3.38m x 2.59m)

Again, a good sized double bedroom, it has a pvc double glazed window with an outlook over the property's rear

garden, a central ceiling light, a central heating radiator and doorway into a walk in wardrobe which is fitted out with shelving, hanging etc.

BEDROOM 3

12'6" x 8'0" (3.81m x 2.44m)

Another slightly smaller double bedroom, it has a double glazed velux window, access into the eaves, a central heating radiator and a ceiling light.

FIRST FLOOR BATHROOM

Fitted with a suite that comprises of a panelled bath, wash hand basin, low flush w/c and a corner shower including an independent electric shower. There is a central heating radiator, vinyl flooring, a pvc double glazed window and an extractor fan.

OUTSIDE

The front is all enclosed with brick walling, double gates open to provide vehicular access onto a patterned concrete style drive which offers ample parking and leads to a brick garage. There is a central flower bed stocked with a variety of shrubs and flowering plants.

ATTACHED GARAGE

There is an attached garage with a personnel door and window to the rear (not double glazed).

REAR GARDEN

The property stands on a good sized plot, the rear enjoys a particularly attractive aspect overlooking school playing fields in the distance. The rear garden has been recently landscaped and creates a tropical style oasis including a block paved pathway and patio, several ornamental lawned areas finished with low maintenance artificial grass, feature ornamental trees including monkey puzzle and palm trees and concrete and timber fencing to the perimeters with further conifer hedge along the rear boundary.

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.

COUNCIL TAX - This property is Band C.

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

MEASUREMENTS - Please note all measurements are

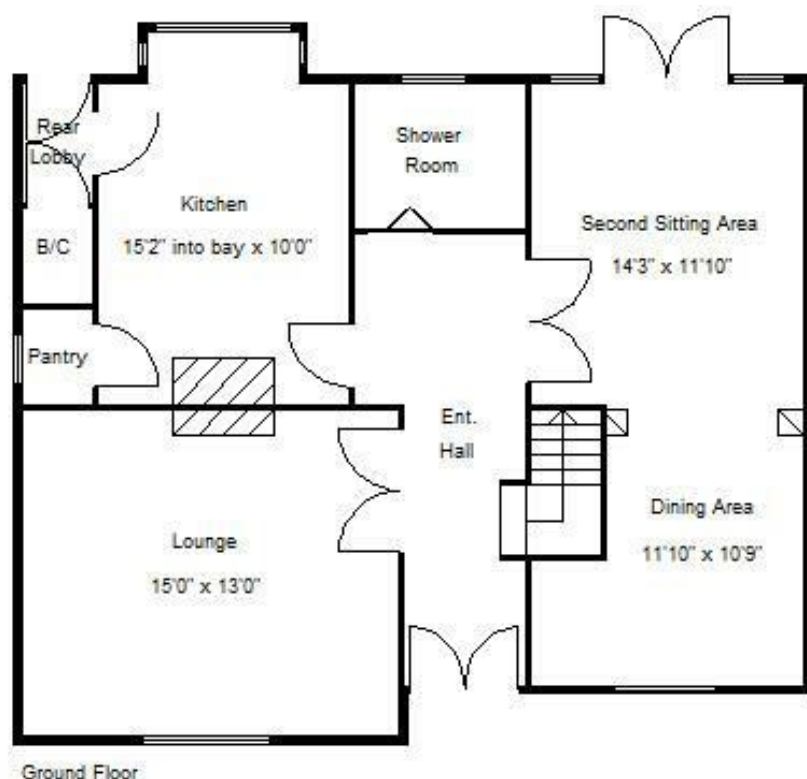
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

INDEPENDENT MORTGAGE ADVICE - With so 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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



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			
		62	75
England & Wales		EU Directive 2002/91/EC	