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Dirleton Drive, Warmsworth, Doncaster, DN4 9NP  
Offers Over £165,000

**LOVELY CUL-DE-SAC POSITION/ CORNER PLOT/ EXTENDED 3 BED SEMI/ PRICED TO SELL/ VIEWING RECOMMENDED.**

The property enjoys a nice cul-de-sac position with a large triangular plot opening out towards the rear. It has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, lounge, dining room, extended kitchen, landing, three bedrooms and bathroom. Outside are attractive corner gardens which open towards the rear with a long driveway and detached garage. Well placed with access to local amenities including a good variety of shops, schools etc. **VIEWING RECOMMENDED.**

**ACCOMMODATION**

A pvc double glazed entrance door and matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, coving, a central ceiling light and a door into the lounge.

**LOUNGE**

**13'9" x 13'6" (4.19m x 4.11m)**

A good sized and attractive front facing reception room, it has a feature fireplace with gas fire inset, a broad pvc double glazed window to the front, a central heating radiator, modern laminate flooring, coving and a broad walkway which continues through into the dining room.

**DINING ROOM**

**9'2" x 8'7" (2.79m x 2.62m)**

This has a pvc double glazed patio door which leads out into the property's rear garden, a continuation of the laminate flooring, a double panel central heating radiator, coving and a ceiling light.

**EXTENDED KITCHEN**

**15'10" x 10'0" max (4.83m x 3.05m max )**

A door from here continues into the now extended kitchen, this is probably better demonstrated by the floorplan and photographs. It's a good size and fitted with a range of high and low level units finished with a white high gloss cabinet door, a contrasting roll edge work surface and tiled splashbacks. There is a four ring ceramic hob with extractor hood above and integrated oven beneath, plumbing for an automatic washing machine, room for an under counter fridge, dryer and the work surface extends to provide a breakfast bar. There is a central heating radiator, three pvc double glazed windows, tiled flooring and a deep built in understairs storage cupboard which has a window to the side.

**FIRST FLOOR LANDING**

This has a pvc double glazed window to the side, a ceiling light, an access point into the loft space with retractable loft ladder and doors leading off to the remaining accommodation.

**BEDROOM 1**

**13'6" max x 10'0" max (4.11m max x 3.05m max )**

A large double bedroom as evidenced by the room measurements, there is a broad pvc double glazed window to the front, a central heating radiator, coving and a ceiling light.

**BEDROOM 2**

**10'0" x 8'10" (3.05m x 2.69m)**

A comfortable second double bedroom, it has a pvc double glazed window to the rear, laminate flooring, coving and a ceiling light.

**BEDROOM 3**

**8'3" x 6'7" (2.51m x 2.01m)**

Has a pvc double glazed window to the front, a central heating radiator, coving and a ceiling light.

**HOUSE BATHROOM**

Fitted with a three piece white suite that comprises of a panelled bath with shower over including a glazed shower screen and modern tiling. There is a low flush w/c, wash hand basin, a pvc double glazed window, a central heating radiator, vinyl flooring, coving and a central ceiling light.

**OUTSIDE**

The property stands on an attractive plot within this nice cul-de-sac, it opens out to the rear with a triangular shaped front garden. Double gates provide access onto a concrete driveway which in turn leads to a concrete sectional garage.

**CONCRETE SECTIONAL GARAGE**

With up and over door, personnel side door and windows.

**REAR GARDEN**

The garden itself is mainly lawned to the rear with shaped flower beds and borders stocked with a variety of shrubs and plants, there is brick walling, fencing and hedging to the perimeters.

**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 installed.

**COUNCIL TAX -** This property is Band B.

**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.

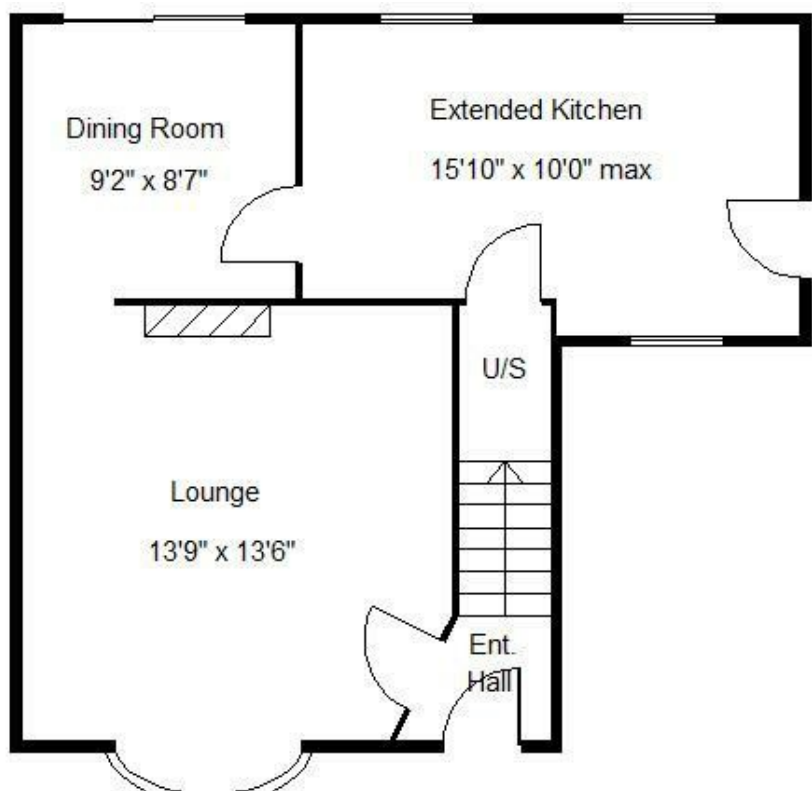
**OPENING HOURS -** Monday - Friday 9:00 - 5:30

Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

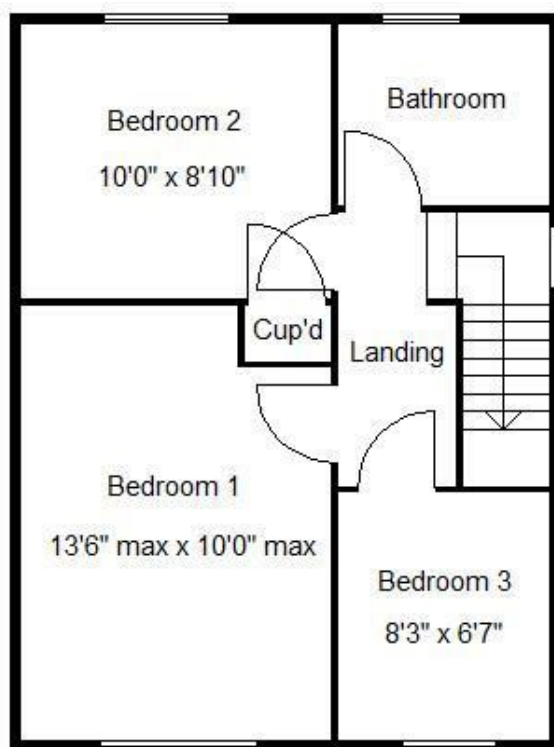
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Ground Floor



First Floor

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