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Sceptre Avenue, Bessacarr, Doncaster, DN4 7FP  
Guide Price £215,000 - £225,000



It may be a cliché but this really is a turn key property, it is absolutely immaculate in its presentation and is ready to move into and enjoy. The accommodation benefits from PVC double glazing and gas fired central heating via a combination boiler and comprises; entrance hall, ground floor W/C with white suite, lounge, open plan dining kitchen with modern style units and integrated appliances, first floor landing, principal bedroom with an en suite shower room, 2 further good sized bedrooms and a very smart bathroom once again with a white suite. Outside the property is equally well catered for with a small open plan front garden, an enclosed rear garden which is low maintenance and two allocated parking spaces. The property MUST BE VIEWED to appreciate how immaculate it is and this we do recommend.

**ACCOMMODATION**

A double glazed composite style entrance door gives access to the entrance hall.

**ENTRANCE HALL**

With wood style laminated flooring, a central heating radiator with a decorative radiator cover, stairs rising to the first floor and doors leading off to the ground floor accommodation.

**GROUND FLOOR W/C**

Smartly fitted with a 2 piece white suite comprising of a low flush W/C and a corner set wash hand basin with tiled splashbacks and a mixer tap. There is a PVC double glazed window to the front, a central heating radiator and laminated flooring continuing through from the entrance hall.

**LOUNGE**

**14'2" max x 11'11" max (4.32m max x 3.63m max)**

Once again, the lounge is immaculate in its presentation and has a PVC double glazed window to the front, a central heating radiator, decorative panelling to two of the walls creating a lovely feature, wood style laminated flooring continuing through from the entrance hall and a walk in understairs storage cupboard providing ample storage space.

**BREAKFAST KITCHEN**

**15'3" x 8'10" (4.65m x 2.69m)**

Beautifully fitted with a range of modern style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with splashbacks matching the work surface and further tiled splashbacks to the hob and extractor hood area. The integrated appliances on offer include a brushed stainless steel fronted electric fan assisted oven, a matching 4 ring gas hob and a brushed stainless steel extractor hood above. In addition, there is an integrated fridge freezer, dishwasher and washing machine. Again the panel effect has been used to great effect on one feature wall in the dining area with a double panel central heating radiator, a further extractor fan, a PVC double glazed window and PVC double glazed French style doors giving access into the rear garden.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing. With doors leading off to the remaining accommodation, a built in storage cupboard with shelving for linen and a loft hatch giving access to the roof void.

**MAIN BEDROOM**

**11'11" max x 9'7" max (3.63m max x 2.92m max)**

Having a PVC double glazed window to the front, a central heating radiator and a built in over stairs storage cupboard.

**EN SUITE SHOWER ROOM**

Immaculately kept and fitted with a modern white suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. The suite is all nicely finished with chrome style fittings with a ceramic tiled floor and a matching splashback on the wash hand basin area, a PVC double glazed window to the front, a central heating radiator and an extractor fan.

**BEDROOM 2**

**9'2" x 7'5" (2.79m x 2.26m)**

Another good sized double bedroom with a PVC double glazed window to the rear and a central heating radiator.

**BEDROOM 3**

**7'6" x 5'10" (2.29m x 1.78m)**

This would make a good sized single or indeed a study and has a PVC double glazed window to the rear elevation and a central heating radiator.

**HOUSE BATHROOM**

**6'0" x 5'10" (1.83m x 1.78m)**

Again, perfectly finished with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a brushed aluminium and glass shower screen and again a mains plumbed shower. There is contemporary style grey tiling to the bathing and splashback areas and continued onto the floor, a central heating radiator, a wall mounted bathroom cabinet, an extractor fan and a PVC double glazed window to the side elevation.

**OUTSIDE**

Outside to the front there is a small open plan garden with flower beds.

**REAR GARDEN**

The rear garden is a nice size and is really low maintenance, it has a paved patio area leading to a shaped lawn with easy to use artificial grass, gravel borders and brick built walling and timber fencing to the outer boundary. There is a timber gate which gives access to the side of the property which leads to the 2 allocated parking spaces which sit directly behind the garden.

**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 fitted.

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

**BROADBAND -** Super fast full fibre broadband is available with download speeds of up to 53 Mbps and upload speeds of 9 Mbps.

**MOBILE COVERAGE -** Data coverage is available with EE, Three, O2 and Vodafone.

**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.

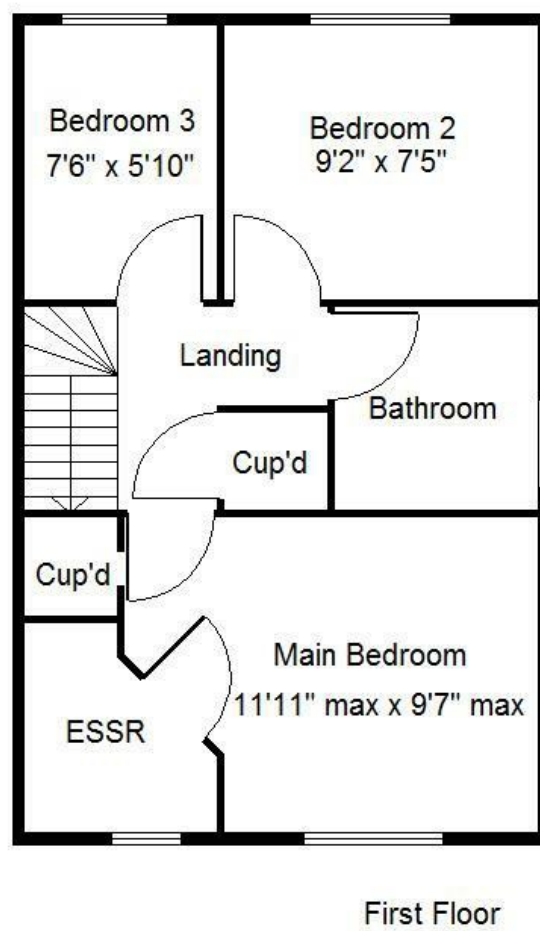
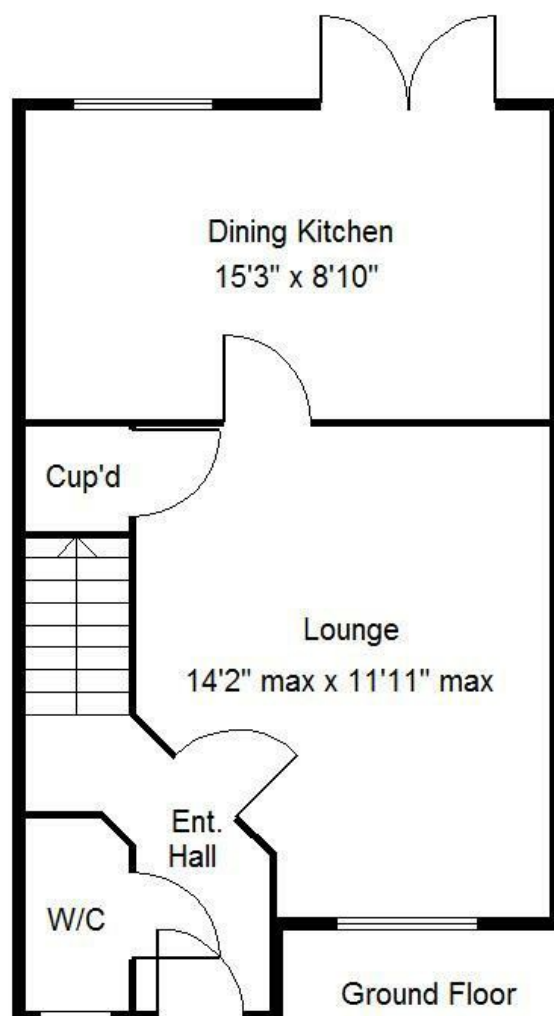
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**OPENING HOURS -** Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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	