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Wakelam Drive, Armthorpe, Doncaster, DN3 2FR  
Offers Around £270,000

**LARGE 4 BEDROOM 3 BATHROOM DETACHED HOUSE / OPEN PLAN BREAKFAST KITCHEN / 2 RECEPTION ROOMS/ ENCLOSED WESTERLY REAR GARDEN / INTEGRAL GARAGE & PARKING / VIEWING ESSENTIAL //**

This is one of the larger style houses, perfect for a growing family. It feels spacious and bright throughout and includes 4 large bedrooms and 3 bathrooms. It has a gas central heating system and a pressurised hot water system, pvc double glazing and comprises: Entrance hall, GFWC, attractive lounge, separate dining room, large open plan breakfast kitchen. First floor landing, 4 good sized bedrooms, 3 with en-suite facilities, plus a family bathroom too. Outside are attractive gardens, driveway to an integral garage and a good sized enclosed Westerly rear garden. Very popular development, close to Armthorpes' many and varied amenities including good motorway access via the M18.

**ACCOMMODATION**

A storm porch gives shelter to a double glazed entrance door which leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator and two central ceiling lights. A door from here leads to a ground floor w/c.

**GROUND FLOOR W/C**

All smartly finished with a modern two piece suite comprising of a corner set wash hand basin with tiled splashback and a low flush w/c. There is vinyl flooring, a central heating radiator, a central ceiling light and an extractor fan.

**LOUNGE**

**20'0" x 10'8" (6.10m x 3.25m)**

An attractive front facing reception room, it has a pvc double glazed bay window to the front, two central ceiling lights, two central heating radiators and double doors which return into the dining room.

**DINING ROOM**

**10'2" x 9'8" (3.10m x 2.95m)**

Again a good size, it has pvc double glazed double opening doors which lead out onto the property's rear garden, a central heating radiator, a central ceiling light and a door into the breakfast kitchen.

**BREAKFAST KITCHEN**

**15'5" x 13'2" (4.70m x 4.01m)**

It should be noted that the kitchen can also be accessed directly from the entrance hall. It is a good size and fitted with a range of high and low level units finished with a roll edge work surface and tiled splashbacks. There is a four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and dishwasher and a tall recess suitable for a fridge freezer. There are pvc double glazed double opening doors which lead out onto the rear garden, two central heating radiators, vinyl flooring and two ceiling light points. An integral door from here leads into the garage.

**FIRST FLOOR LANDING**

There is an access point into the loft space, a central heating radiator and a built in cupboard which houses a pressurised hot water cylinder.

**BEDROOM 1 (EN-SUITE)**

**18'3" x 10'8" (5.56m x 3.25m)**

A large double room, it has a pvc double glazed bay window to the front, a central heating radiator and a central ceiling light.

**EN SUITE SHOWER ROOM**

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin and a low flush w/c. There is a pvc double glazed window, extractor fan and ceiling light.

**BEDROOM 2 (EN-SUITE)**

**11'9" x 10'7" (3.58m x 3.23m)**

This has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and door to a Jack and Jill en-suite shower room.

**JACK & JILL EN SUITE SHOWER ROOM**

This is fitted with modern three piece suite that comprises of a shower enclosure with mains plumbed shower, a pedestal wash hand basin and a low flush w/c. There is vinyl flooring, a central heating radiator, a central ceiling light, extractor fan and a pvc double glazed window.

**BEDROOM 3 (EN-SUITE)**

**11'8" x 7'8" (3.56m x 2.34m)**

This has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, a central ceiling light and a door to Jack & Jill en-suite shower room.

**BEDROOM 4**

**11'8" x 9'0" (3.56m x 2.74m)**

Has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a modern white suite comprising of a corner panelled bath, pedestal wash hand basin and a low flush w/c.

There is tiling to the bathing areas and splashbacks, a central heating radiator, vinyl flooring, a pvc double glazed window, extractor fan and a central ceiling light.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a tarmac driveway which provides car standing, a further lawn and a pedestrian gate to the side gives access into the property's rear garden.

**REAR GARDEN**

Again, this is a good size, mainly lawned with a small paved patio extending across the rear elevation.

**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 with a pressurised hot water cylinder for high pressure hot water throughout the house.

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

**BROADBAND -** Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

**MOBILE COVERAGE -** Coverage available with 02, Three and EE, please note data services with Vodafone may not be available at this address.

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</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 	

