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St. Marys Road, Wheatley, Doncaster, South Yorkshire, DN1 2NW

Guide Price £395,000 - £400,000

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Situated close to Doncaster City Centre, the substantial Victorian semi detached villa offers extensive accommodation over four floors, it benefits from majority PVC double glazing and gas central heating via a recent combi boiler with accommodation comprising of: Entrance hall, sitting room, open plan dining/ breakfast/ kitchen / garden room, offering wonderful family space at the rear of the house, a ground floor W/C / utility room, first floor landing and 3 double bedrooms on the first floor as well as a bathroom and a separate shower room. Beyond is the second floor landing with 2 further bedrooms and another room which doubles as an office or a sixth bedroom. The property also has a very usable cellar with good head height. Outside, the property is equally well catered for with a large amount of parking to the front which could easily accommodate 5 or six vehicles plus a detached garage and an almost secret garden to the rear which is a wonderful size and offers a reasonably good degree of privacy. To find such a garden in an urban location like this is a real find. The property offers great access to local amenities including the City Centre, schools, bus routes and many more. Viewing is HIGHLY recommended to appreciate the sheer size and layout of the property which lends itself to how modern families wish to live.

**ACCOMMODATION**

A timber glazed entrance door gives access to the entrance hallway.

**ENTRANCE HALL**

A nice traditional style hallway with original style coving and ceiling roses to the ceiling, a central heating radiator, a beautiful balustrade and old timber handrail leading up to the first floor, a door leading to the cellar and further original style wood doors leading off to the ground floor accommodation.

**LOUNGE**

**15'3" (into bay) x 13'4" (4.65m (into bay) x 4.06m)**

The sitting room has a large bay window to the front with once again original coving and ceiling rose to the ceiling and picture rail. There is an attractive fire surround with cast iron inset and a raised marble hearth incorporating a living flame gas fire and a central heating radiator.

**GROUND FLOOR W/C / UTILITY**

Fitted with wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with plumbing for a washing machine and an appliance recess beneath, there is a low flush W/C, tiling to the splashback areas and further ceramic tiling to the floor. There is a PVC double glazed window to the front.

**DINING ROOM**

**14'5" x 11'10" (4.39m x 3.61m)**

The dining room was originally one room on its own but has now been opened up towards the back of the house to form one overarching large living space including the dining room, breakfast area, garden room and fitted kitchen. The dining room itself has original style coving to the ceiling and a matching ceiling rose, picture rail to the walls, a double panel central heating radiator and grey wood style laminated flooring. The dining room's original door has been retained unless anyone wishes to change the set up back.

**BREAKFAST AREA**

**13'10" x 10'11" (4.22m x 3.33m)**

Again the breakfast area is a space that most modern families wish to live in, it incorporates part of the fitted units from the kitchen and has a central island, ideal for a busy working family in the morning, the breakfast bar is finished in the same work surface and units as the wall mounted cupboards and base units; a marble / quartz style.

**OUTSIDE**

To the front of the property there is an enclosed garden / driveway, it has its original style brick built wall to the front, with double cast iron gates and a cast iron pedestrian gate giving access. The main area is laid to gravelly with a further concrete area to the side providing ample off street parking, further privacy to the boundary is provided by conifer trees to two elevations.

**GARAGE**

There is a brick built detached garage which has an electric roller shutter style door to the front, a pitched roof and light and power supplied, a timber gate to the left of the garage gives access into the rear garden.

**REAR GARDEN**

This is one of the really lovely surprises with this particular house, it has a wonderful garden to the rear big enough for any family wishing to entertain or enjoy for younger children, it has a large area of decking stepping down to a block paved patio and beyond is a good sized area of lawn with decorative flower borders and raised beds at the far end of the garden. There are two timber storage sheds and a green house and there is again a reasonable degree of privacy with brick built walling and timber fencing complimented by mature foliage and shrubs providing extra screening. There is outside lighting attached to the rear elevation of the extension and an outside water tap.

**AGENTS NOTES:**

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

**GARDEN ROOM**

**24'5" x 8'7" (7.44m x 2.62m)**

This is the extended section of the property and makes a really good addition to the house, it lets in a wonderful amount of natural light with 4 double glazed sky lights to the roof and large head height windows and patio doors giving access into the generous garden at the rear. It is all finished with flooring continuing through from the breakfast and dining areas, with feature radiators finished in a powder coated contemporary grey colour.

**KITCHEN**

**17'9" x 6'11" (5.41m x 2.11m)**

There is an integrated electric range style cooker which has five rings and a hot plate, an extra wired extractor hood above and there is space for an American style fridge freezer with plumbing as well as plumbing for a dishwasher. There is a 1 1/2 bowl stainless steel sink with double glazed windows to the side and rear elevations, overlooking the fantastic garden to the rear.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing. Doors lead off to the first floor accommodation with a PVC double glazed window to the side and stairs rising to the second floor accommodation.

**BEDROOM 1**

**13'5" x 12'11" (4.09m x 3.94m)**

A good sized double bedroom with 2 PVC double glazed windows to the front, a double panel central heating radiator, original style coving to the ceiling and a built in original cupboard to the right alcove of the chimney breast.

**BEDROOM 2**

**14'5" x 11'10" (4.39m x 3.61m)**

A large double bedroom situated at the rear of the property with a double glazed window overlooking the rear garden, there is a central heating radiator and original coving to the ceiling.

**BEDROOM 3**

**14'0" x 12'4" (4.27m x 3.76m)**

With a double glazed window to the rear, a central heating radiator, coving to the ceiling and a ceiling rose.

**SHOWER ROOM**

**7'6" x 5'5" (2.29m x 1.65m)**

Fitted with a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower, a double glazed window to the front, a central heating radiator, full ceramic tiling to the walls and floor and halogen spotlights inset to the ceiling.

**BATHROOM**

**6'6" x 5'10" (1.98m x 1.78m)**

Fitted with a 3 piece suite comprising of a low flush w/c, a pedestal wash hand basin and a panelled bath with a mixer tap and a shower head attachment, a central heating radiator, full ceramic tiling to the walls and floor, a PVC double glazed window to the front and spotlights to the ceiling.

**SECOND FLOOR LANDING**

As previously mentioned, stairs rise from the first floor to the second floor landing. With a single glazed window to the side elevation, doors leading off to the second floor accommodation and two large built in storage cupboards providing ample shelving and storage space, ideal for this size of property.

**BEDROOM 4**

**13'2" x 12'10" (4.01m x 3.91m)**

Another lovely sized double bedroom considering this is on the second floor, with a single glazed window to the front and a double panel central heating radiator.

**BEDROOM 5**

**12'11" x 11'10" (3.94m x 3.61m)**

With a PVC double glazed window to the rear and a double panel radiator.

**BEDROOM 6 / OFFICE**

**11'0" x 7'7" (3.35m x 2.31m)**

With a single glazed window to the side, a double panel central heating radiator and wood style laminated flooring.

**CELLAR**

Steps lead down to a well proportioned cellar which has two separate spaces retaining shelving and the old cold slab, a separate door leads to the larger section of the cellar which houses the gas central heating combination boiler and again provides not only a good size room but good head height, unusual for a cellar, making it a really usable space. There is light and power supplied.

Freehold.

MAINS SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated. The second floor of the property is fitted with single glazing, age unknown.

HEATING - The property has a gas radiator central heating system fitted with a combination type boiler, age unknown.

SECURITY - The property has CCTV fitted at the front and rear elevations and can be monitored 24/7.

COUNCIL TAX - This property is Band C.

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 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

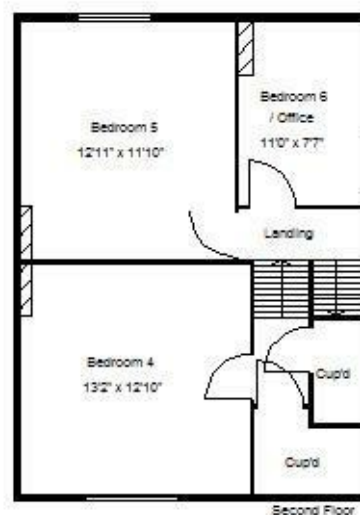
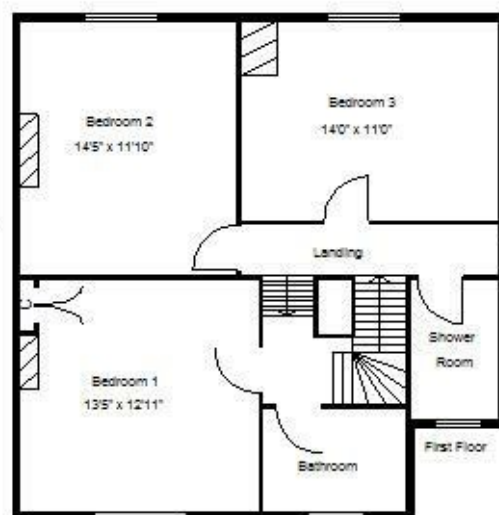
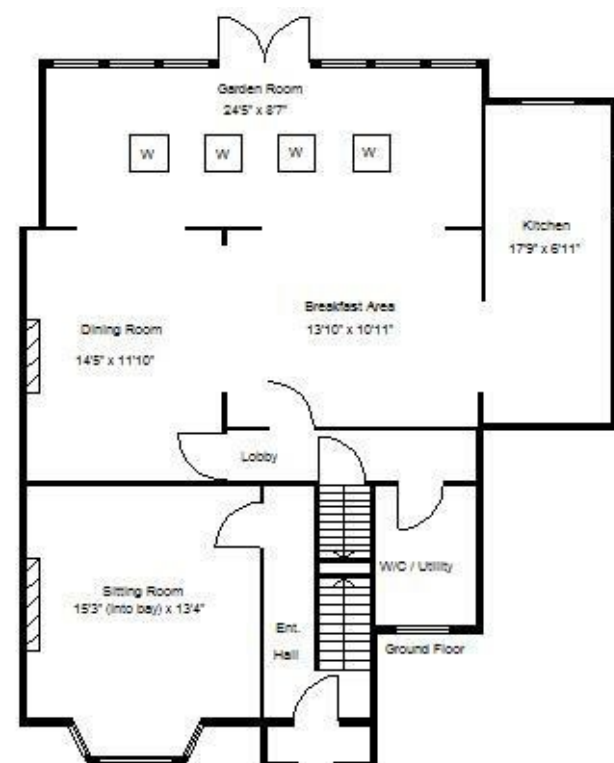
NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>		<b>46</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	