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Sandbeck Road, Bennthorpe, Doncaster, DN4 5EU
Offers Over £335,000

EXTENDED PERIOD DETACHED HOUSE / STUNNING INTERIOR / PERFECT MIX OF TRADITIONAL & CONTEMPORARY STYLING / BEAUTIFUL GARDENS / OFF STREET PARKING/ VIEWING ESSENTIAL//

Close to the City Centre, on this sought after residential roadway a lovely traditional home that has been loved over the years. It's been extended, upgraded and beautifully decorated to retain the true character and styling of the house, yet offer stylish and contemporary living fit perfect for a modern family. The accommodation briefly comprises: Entrance porch, entrance hall, open plan living space, which can be subdivided, including a informal sitting area overlooking the rear garden, quality bespoke breakfast kitchen with a host of integrated appliances, Corian worktops and Karndean flooring. Separate utility area incorporating space for washer and dryer. First floor landing, superb main bedroom suite with a range of fitted furniture and an en-suite shower area. Two further bedrooms each with fitted furniture and a contemporary house bathroom with shower. Outside are equally well maintained gardens, block paved hardstanding area to the front. To the rear is a York stone patio, private lawned garden with raised borders. Large workshop /store ideal for a variety of uses including entertaining. Within walking distance of the City Centre and all its many and varied amenities, plus easy access to Lakeside retail and leisure. A beautiful home worthy of an internal inspection.

ACCOMMODATION

Double doors lead into a glazed entrance porch

ENTRANCE PORCH

A traditional panelled door leads into the entrance hall.

ENTRANCE HALL

An attractive hall with a feature staircase including an ornate newel post, stairs to the first floor, a modern laminate floor covering, a tall contemporary styled radiator.

LARGE OPEN PLAN RECEPTION AREA

13'3" x 12'9" into bay (4.04m x 3.89m into bay)

A large open plan living space, this can be subdivided courtesy of glazed bi-fold doors to create two separate areas. To the front there is a broad pvc double glazed bay to the front with custom shutters, a central heating radiator concealed behind a radiator grill, feature display cabinet with storage, delft rail, modern laminate floor covering, coving and a ceiling rose. This opens into a now extended living room.

EXTENDED LIVING ROOM

13'9" x 13'3" max (4.19m x 4.04m max)

The living room has an ornate period style fireplace, laminate flooring, coving, a picture rail, a central ceiling light and opens directly into a more informal sitting area.

SITTING AREA

12'9 x 10'6" (3.89m x 3.20m)

There are two pvc double glazed double opening doors and a tall window all with custom shutters giving an outlook into the property's rear garden. There is a double panel central heating radiator, laminate floor covering and a ceiling light.

BESPOKE FITTED BREAKFAST KITCHEN

12'9" x 10'0" (3.89m x 3.05m)

Fitted with a range of complimentary bespoke units topped with a 'Corian' work surface which extended to create a peninsula breakfast island. There is an under mounted one and a half bowl sink with mixer tap, an host of integrated Neff

appliances to include an oven, a combination style microwave, four ring induction hob and extractor hood. There is an under counter fridge & freezer, and a dishwasher. a pvc double glazed window which gives an outlook over the property's rear garden all finished with Karndean flooring.

UTILITY AREA

This continues down into a utility area where there is a composite style double glazed door which gives access to the rear and a deep built in utility cupboard which has plumbing and storage for a washing machine, tumble dryer, coats, shoes etc.

SIDE LOBBY

To the opposite side there is a further composite door which gives access into a side lobby which has a karndean flooring through and a composite door giving access to the front.

FIRST FLOOR LANDING

There is a side window and doors from here lead to the bedrooms and bathroom.

There is a large cellar incorporating extra kitchen units and fridge freezer and lots of useful storage.

PRINCIPAL BEDROOM 1 (EN-SUITE)

14'1" x 12'0" (4.29m x 3.66m)

A large bedroom suite, there are a range of fitted wardrobes concealing hanging rail and storage, a matching vanity top, and a central heating radiator. This opens into a dressing area and en-suite.

The en-suite is fitted with a white suite and includes a shower enclosure with a mains plumbed shower and a rainfall style shower head, wc and a wash hand basin.

BEDROOM 2

11'2" x 10'6" (3.40m x 3.20m)

A lovely second double bedroom, it has two pvc double glazed windows to the front, a modern laminate flooring, a central heating radiator and a range of fitted bedroom furniture with matching desk, storage etc.

BEDROOM 3

9'10" x 7'6" max (3.00m x 2.29m max)

Again, a good sized room as evidenced by the room measurements. All fitted with bespoke custom bedroom furniture which includes a bed surround with under bed storage, fitted wardrobes and a desk. There is a pvc double glazed window, a central heating radiator and book shelving/ storage.

HOUSE BATHROOM

Fitted with very much a contemporary theme which includes a large bath with rainfall style shower over including a hand rinse, floating wash hand basin and a floating w/c. There is tiling to the four walls, inset spotlighting to the ceiling, an extractor fan. A pvc double glazed window, towel rail/ radiator, illuminating wall mirror and finished with karndean flooring.

OUTSIDE

To the front of the property there is gated access to car hard standing (dropped curb to be installed by the present owners]

REAR GARDEN

To the rear of the property, you have a private feeling garden, relatively low maintenance garden with well tended flower beds, a central lawned area and a large York stone patio, the perfect space for entertaining friends and family in the summer months. There is a large outbuilding/workshop across the rear offering storage/ workshop space, plus a second outbuilding that is currently being used as a hot tub room, complete with electrics, Tv point and extractor fan.

AGENTS NOTES:

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

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing and timber casement windows, were stated.

HEATING - Gas central heating - Age unknown??

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 02, Vodafone and Three.

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.

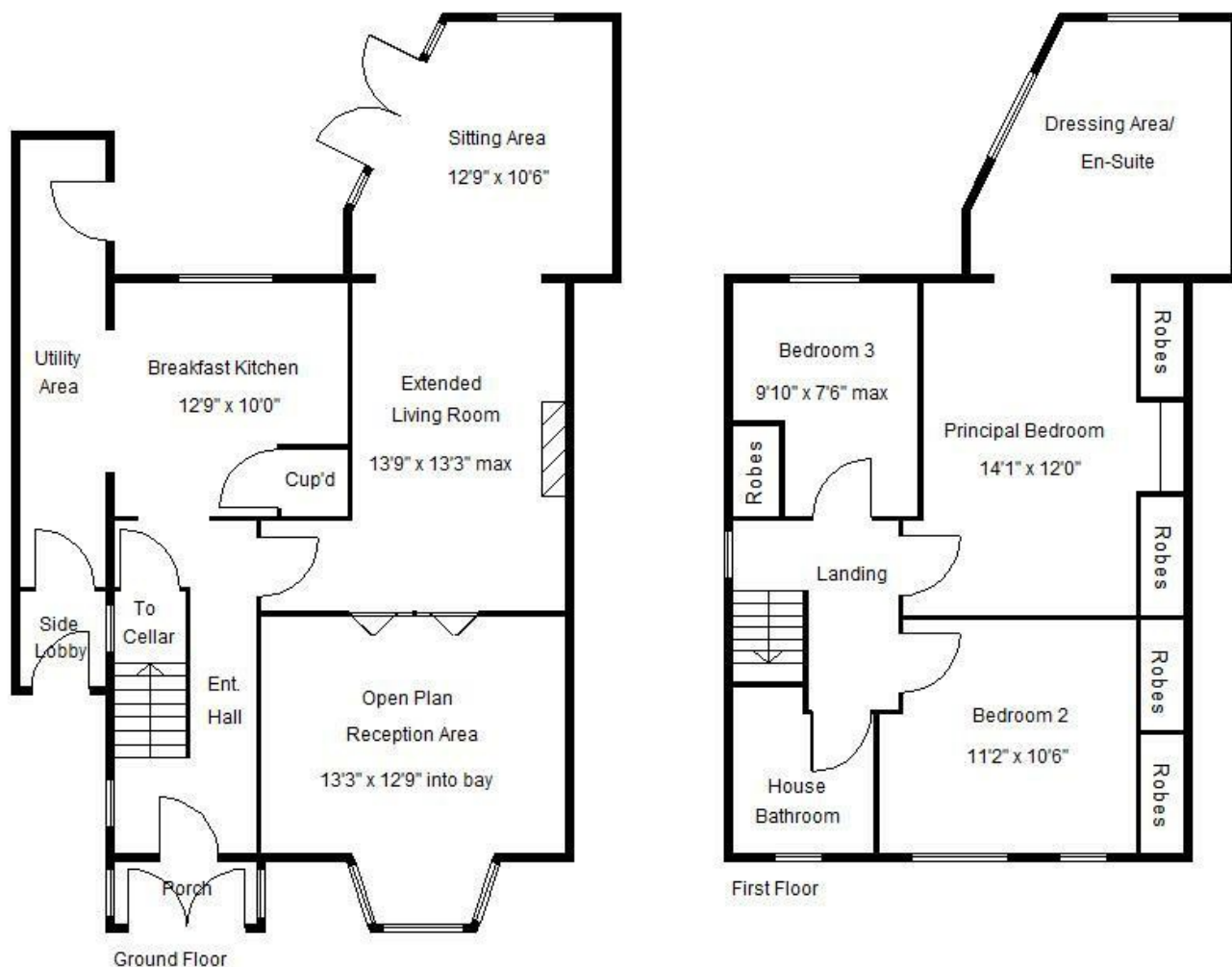
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advice from their professional advisors.

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) A			
(81-91) B			
(69-80) C			73
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	