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Meadow Walk, Edenthorpe, Doncaster, DN3 2QP
Guide Price £245,000 - £265,000

GORGEOUS 3 BEDROOM DETACHED BUNGALOW / REMODELLED AND VERY STYLISH INTERIOR / LARGE GARDEN / DETACHED GARAGE WITH SPACE ALONGSIDE FOR MOTORHOME/CARAVAN / NO CHAIN // Viewers will not be disappointed, this bungalow is absolutely pristine and 'ready to move into'. It's undergone an extensive scheme of works to include a new kitchen, rewire, new central heating boiler, redecoration and new carpets etc. etc. It briefly comprises: 'L' shaped entrance hall with Amtico flooring, spacious living room with space for a dining table as well, new fitted kitchen, rear facing pvc conservatory, 3 good sized bedrooms and a modern 4 piece bathroom which includes a separate shower cubicle. Outside are good sized gardens, a detached brick garage with ample parking along side. Lovely little cul-de-sac with access to local amenities including a local supermarket and shops. **NO UPWARD CHAIN, EARLY VIEWING ESSENTIAL.**

ACCOMMODATION

A PVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

This is an 'L' shaped hall finished with Amtico type flooring, there is a central heating radiator, coving, 2 pendant ceiling lights and an access point into the loft space. There are 2 deep built in cupboards, one has hanging rail and storage with power laid on and the other houses a gas fired combination type boiler which supplies domestic hot water and central heating systems plus there is plumbing laid on for a washing machine.

LOUNGE

18'7" into bay x 10'3" (5.66m into bay x 3.12m)

A spacious room with space for a dining table. There is a deep PVC double glazed bay window to the front, a feature fireplace with an electric fire installed, 2 matching ceiling pendant lights and coordinating wall lights. There is also a central heating radiator and two television aerial points.

NEWLY FITTED KITCHEN

10'3" x 8'2" (3.12m x 2.49m)

The kitchen is all beautifully finished with a range of contemporary sage green coloured cabinet doors with a contrasting work surface, there is a single drainer stainless steel sink unit with a mixer tap over, a new four ring gas hob, extractor hood and an integrated oven beneath, plumbing for an automatic washing machine and room for a tall fridge freezer. There is a continuation of the Amtico type flooring, a central heating radiator, a PVC double glazed window to the side and a PVC double glazed exterior door, an extractor fan and a central ceiling pendant light.

BEDROOM 1

10'3" x 10'2" (3.12m x 3.10m)

A lovely double bedroom it has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling, a central ceiling pendant light and a television aerial point.

BEDROOM 2

10'4" x 9'10" (3.15m x 3.00m)

Another good sized double bedroom it has a PVC double glazed window to the rear, a central heating radiator, coving and a central ceiling pendant light.

BEDROOM 3

10'4" max x 10'2" max (3.15m max x 3.10m max)

A comfortable third room, it has a central heating radiator, Amtico type flooring, coving, a central ceiling pendant light and PVC sliding patio doors which give access into the rear conservatory.

PVC CONSERVATORY

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

This has PVC double glazed double opening doors which open onto the rear garden, there is a parquet style timber floor covering, a central heating radiator, power laid on and two wall lights.

FOUR PIECE BATHROOM

All beautifully finished with a modern white suite that comprises of a panelled bath, a pedestal wash hand basin, a low flush W/C and a corner shower enclosure. Within the shower there is a thermostatic mixer shower, there is tiling to the four walls, a central heating radiator, coordinating tiled flooring, a PVC double glazed window and inset spotlighting to the ceiling.

OUTSIDE

The property enjoys a nice corner position, and therefore enjoys a larger plot. To the front there is a double length driveway which provides car standing and in turn leads to a detached brick garage. It should be noted the driveway does offer access for motor homes, caravans etc to park alongside the garage. A pedestrian pathway continues along the side to the rear garden.

DETACHED BRICK GARAGE

With a metal up and over door, power and light laid on.

REAR GARDEN

The rear garden can also be accessed via the conservatory and is of a good size, it is very nicely presented with shaped flower beds and borders stocked with a good variety of maturing shrubs and plants. There is timber fencing to the perimeters as well as shrubs and plants providing screening during the summer months.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age PVC frames 20 or so years, sealed glazed units are all new.

HEATING - Gas central heating. Age - New boiler installed in 2024.

COUNCIL TAX - This property is Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 mbps and upload

speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, 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.

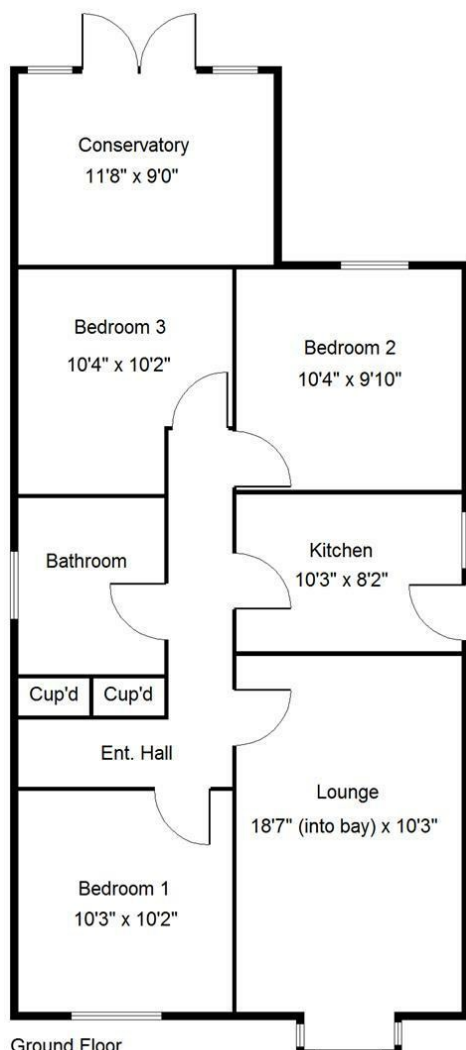
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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) A			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	