



horton knights of doncaster

sales
lettings
and service



Scawthorpe Avenue, Scawthorpe, Doncaster, DN5 9DG
Guide Price £225,000 - £250,000

EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / IMMACULATE MODERN INTERIOR / 'LANTERN' STYLE GARDEN ROOM / BEAUTIFUL & GOOD SIZED GARDENS / VERY POPULAR ROADWAY / VIEWING ESSENTIAL//

This is no ordinary semi, it is pristine throughout and benefits from a rear extension to create a very contemporary 'Lantern' style garden room. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall with real wood flooring and feature staircase to the first floor, attractive lounge which opens into a separate dining area, beautiful garden room with lantern style roof, extended fitted kitchen with integrated cooking appliances and a matching utility room. First floor landing, 3 bedrooms and a modern family bathroom with a contemporary style white suite. Outside are beautiful gardens, the rear garden is quite long with space for a veggie patch to the rear, a side driveway and detached garage. Internal viewing highly recommended to avoid disappointment!

ACCOMMODATION

A composite double glazed entrance door with leaded glazed inset leads into the property's entrance hall.

ENTRANCE HALL

All beautifully finished, it has a 'real wood' floor covering, a central heating radiator, staircase to the first floor accommodation, feature plaster coving, a central ceiling light fitment and oak interior doors.

LOUNGE

13'0" x 12'0" (3.96m x 3.66m)

An attractive front facing reception room with a deep pvc double glazed bay window to the front, a central heating radiator, coving and a feature limestone fireplace with lighting and a gas fire inset. This opens and continues through into a separate dining area.

SEPARATE DINING AREA

12'0" x 11'10" (3.66m x 3.61m)

This has a deep recess built into the chimney with glass shelving and display lighting, feature fireplace, a central heating radiator, coving and a central ceiling light. Double doors from here lead into a new garden room.

GARDEN ROOM

13'8" x 10'6" (4.17m x 3.20m)

Beautifully finished with a very modern theme including a lantern style roof, contemporary style tall radiator and pvc double glazed doors and windows giving an access onto the rear garden. There is a modern luxury vinyl click flooring and inset spotlighting.

EXTENDED FITTED KITCHEN

16'0" max x 6'0" (4.88m max x 1.83m)

The kitchen has been extended and creates a much larger space. It is fitted with a range of high and low level units with a contrasting roll edge work surface. There is a four

ring gas hob, integrated oven, composite style sink unit with mixer tap, eye level combination style microwave and a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a pvc double glazed window to the side, feature spotlighting, a central heating radiator, luxury vinyl click flooring, tumbled travertine tiling and a built in understairs storage cupboard with a matching oak door.

UTILITY ROOM

A very useful space, it has a single circular single with mixer tap, plumbing for an automatic washing machine, room for a tall fridge freezer, a pvc double glazed door, a pvc double glazed window, a continuation of the luxury vinyl click flooring and tumbled travertine tiling.

FIRST FLOOR LANDING

This has a feature stained glass pvc double glazed leaded window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'3" x 12'1" (4.04m x 3.68m)

A large double bedroom, it has a deep pvc double glazed window to the front, a feature fireplace, a central heating radiator, a ceiling light and coving to the ceiling.

BEDROOM 2

11'4" x 11'2" (3.45m x 3.40m)

An excellent sized second double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, coving, a ceiling light, inbuilt cupboard set to the chimney recess and a contemporary style tall radiator.

BEDROOM 3

7'6" x 7'0" (2.29m x 2.13m)

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

BATHROOM

Beautifully finished with a contemporary white suite comprising of a double ended bath with shower over including a glazed shower screen, wash basin set onto a vanity top with storage beneath and a low flush w/c. There is modern tiling to the four walls, a coordinating floor tile, inset spotlighting to the ceiling, an extractor fan, a pvc double glazed window, a heated and illuminated mirror and a contemporary tall chrome style radiator.

OUTSIDE

To the front of the property there is an enclosed garden, this has decorative stones, ornamental flower bed and a side drive providing car standing which leads to a detached sectional garage.

DETACHED GARAGE

With up and over door power and light laid on, plus a timber shed beyond.

REAR GARDEN

The rear garden is a particularly good size. From the garden room double doors open onto an Indian stone paved patio with green LED feature lighting and an ornamental water feature., which leads to a long lawn. Beyond the hedge there is a second cultivated garden which is presently used to grow specimen plants etc. There is hedging and fencing to the perimeters, it should be noted the rear enjoys a nice private aspect with only bungalows directly behind it and a wooded copse and tree line in the background.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC a double glazing. Age - Various

HEATING - Gas central heating. Age of boiler ????

COUNCIL TAX - This property is Band B.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

