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Darrington Drive, Warmsworth, Doncaster, South Yorkshire, DN4 9LF
Offers Over £245,000

MASSIVELY EXTENDED.....Only by way of an internal inspection will buyers fully appreciate the extent and size of this immaculate 4 bedroom, 2 bathroom semi detached house.

From the front this semi looks like any other on the roadway, but a closer look at the rear photo and the floor plan will help viewers understand the size and space on offer. Not only that, the property is very well maintained and beautifully presented throughout and therefore presents a walk in to home. It has a gas radiator central heating system via a Viessmann boiler, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, spacious lounge with two feature bay windows, separate dining room, large open plan kitchen, separate utility room and a ground floor w/c. First floor landing, four good sized bedrooms, pristine bathroom and matching separate shower room. Outside are front and rear gardens, a long, wide side driveway and a detached garage. All well placed with access to local amenities including a variety of local shops, schools etc. Plus access to the A1 / M18 and motorway network. **INTERNAL VIEWING HIGHLY RECOMMENDED.**

ACCOMMODATION

Two double opening doors lead into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, coving, two ceiling lights, modern laminate flooring, a contemporary style tall radiator, built in cloaks cupboard and door to ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern two piece white suite comprising of a low flush w/c, corner wash hand basin, pvc double glazed window, coving, ceiling light and modern laminate flooring.

LOUNGE

19'0" x 11'10" (5.79m x 3.61m)

A beautiful front facing reception room, it has two pvc double glazed bow windows to the front, two central heating radiators, a feature fireplace with electric fire inset, a display niche with lighting, ornate cornicing, a central ceiling light and double doors from here lead into a separate dining room.

SEPARATE DINING ROOM

12'0" x 10'8" (3.66m x 3.25m)

Again, a good size, all smartly finished, it has a modern laminate floor covering, a central heating radiator, coving, a ceiling light, feature spotlighting and a built in understairs storage cupboard. A further door from here returns back into the entrance hall. Double doors then lead into a now large dining kitchen extension.

LARGE DINING KITCHEN EXTENSION

15'9" x 12'0" (4.80m x 3.66m)

This is probably better demonstrated by the floorplan and photographs. It is fitted with a range of modern high and low level units finished with a contrasting grey and white

cabinet door and a roll edge work surface. There is a range style cooker with broad extractor hood and tiled splashback, stainless steel sink unit with mixer tap, plumbing for a dishwasher and room for american style fridge/freezer. There is a central heating radiator, modern tile effect laminate flooring, two pvc double glazed double opening doors which lead onto the patio and a further pvc double glazed window. Finished with coving, a ceiling light and a smoke alarm.

INNER LOBBY

A door gives access to a separate utility room.

UTILITY ROOM

This has a wall mounted gas fired Viessmann boiler which supplies the domestic hot water and central heating systems, plumbing for an automatic washing machine with storage shelving etc and light laid on.

FIRST FLOOR LANDING

There is an access point into the loft space, deep in built cupboards concealing shelving and hanging rail, coving, a central ceiling light, panelling to half wall height and a central heating radiator.

BEDROOM 1

15'4" max x 12'0" max (4.67m max x 3.66m max)

Larger than normal, it has a dual aspect with a pvc double glazed window to the front and side, there is a range of fitted wardrobes concealing hanging rail and storage, matching drawer and low level cupboard units, coving, two ceiling lights and a central heating radiator.

BEDROOM 2

11'7" x 8'6" (3.53m x 2.59m)

Has a pvc double glazed window to the side, coving, a central ceiling light and a central heating radiator.

BEDROOM 3

8'6" x 8'6" (2.59m x 2.59m)

A comfortable third bedroom, it has a pvc double glazed window to the rear, a central heating radiator, coving and fitted wardrobes concealing hanging rail and storage.

BEDROOM 4

9'6" max x 6'8" (2.90m max x 2.03m)

Has a pvc double glazed window to the front, a central heating radiator, coving, a central ceiling light and access into the loft space.

HOUSE BATHROOM

Beautifully finished, fully tiled including a decorative dado tile with a white suite including free fall tap, wash basin, low flush w/c and a contemporary style towel rail/ radiator. There is a modern waterproof ceiling, inset spotlighting, illuminating wall mirror, two pvc double glazed windows and a luxury vinyl tiled floor.

SEPARATE SHOWER ROOM

Again, all finished with coordinating colour schemes, it has a large walk in shower with rain fall shower head and hand rinse, contemporary style towel rail/ radiator, luxury vinyl tiled flooring, waterproof ceiling, inset spotlighting and an extractor fan.

OUTSIDE

To the front of the property there is an attractive garden with a double width driveway and feature lawn with ornamental shrubs and plants.

REAR GARDEN

To the rear of the property there is an enclosed garden area, this has concrete posts and timber fencing to the perimeters. It is part lawned with a paved patio and sitting area, ornamental flower beds and borders and a side driveway which provides ample car standing and in turn leads to a large detached concrete sectional garage.

DETACHED GARAGE

A good size, with up and over door.

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.

COUNCIL TAX - This property is Band C.

VIEWING - By prior telephone appointment with horton knights estate agents.

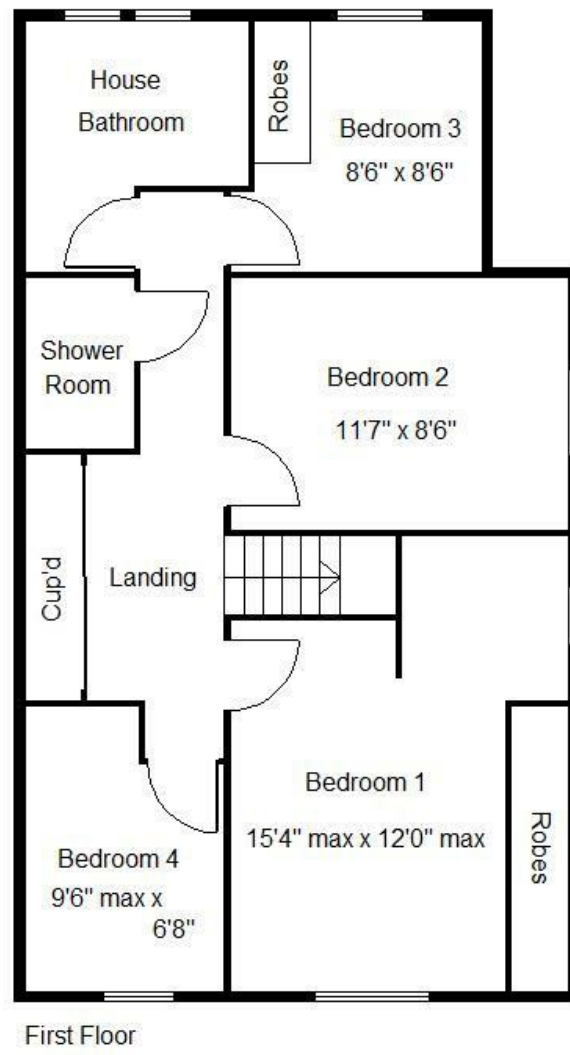
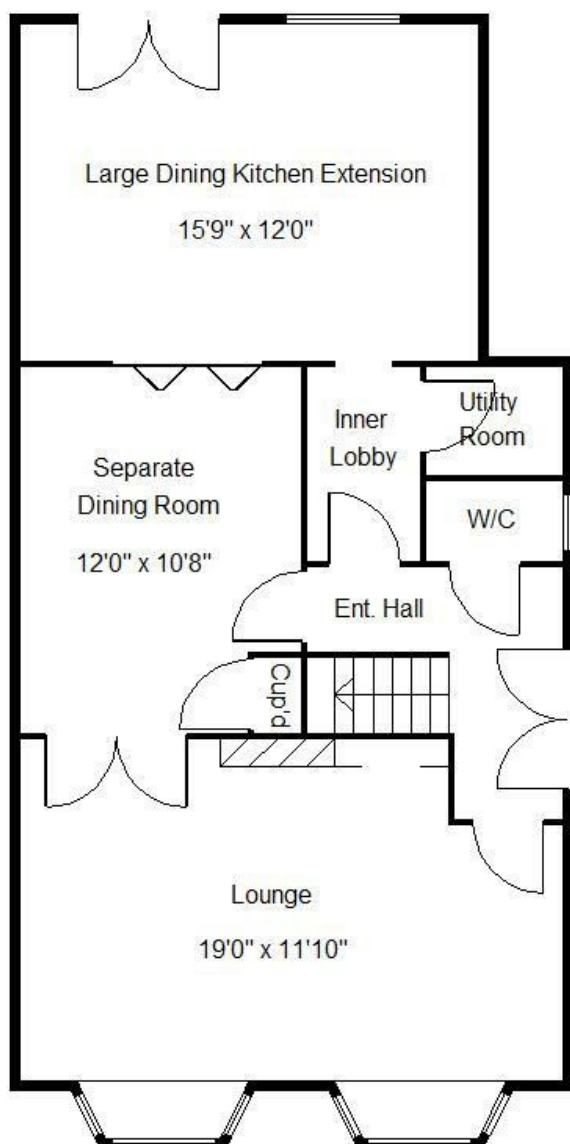
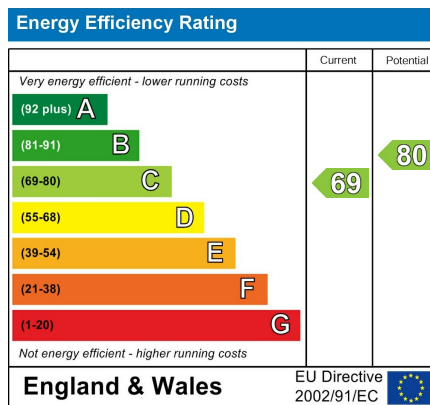
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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Ground Floor

First Floor