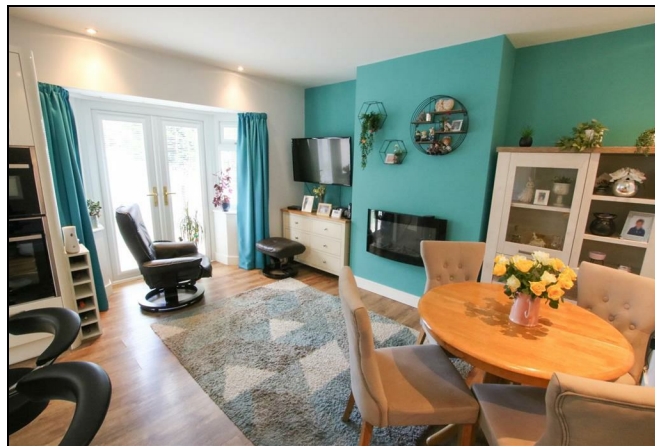
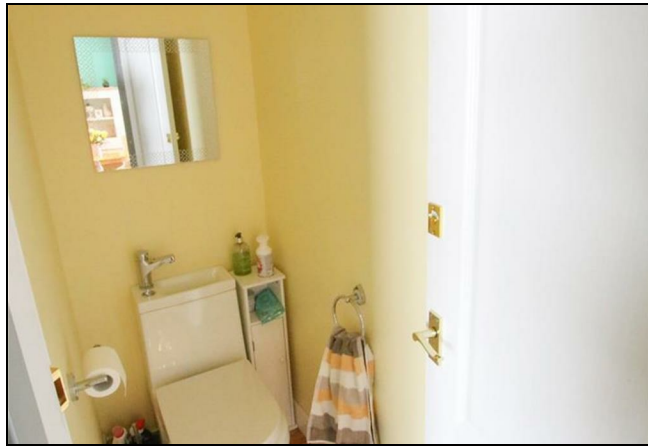


# horton knights of doncaster

6 Bramworth Road, Old Hexthorpe, Doncaster, DN4 0HZ



**LARGE SEMI DETACHED HOUSE / 3 DOUBLE BEDROOMS / BEAUTIFUL OPEN PLAN LIVING DINING KITCHEN / ENCLOSED GARDENS / BRICK GARAGE / LOVELY SETTING WITHIN OLD HEXTHORPE //**

Located on this attractive roadway within Old Hexthorpe, a very good sized 3 double bedroom semi detached house. The property offers spacious family living throughout with a lovely open plan living/ dining/ kitchen. It has a gas radiator central heating system, double glazing and briefly comprises; Entrance porch into a larger hall with stairs to the first floor, ground floor w/c, attractive front facing lounge, beautiful fully fitted open plan living/ dining/ kitchen with integrated appliances, first floor landing, three double bedrooms and a bathroom with shower. Outside are enclosed gardens and a detached brick garage. Well placed with access to local amenities including a good variety of local shops, schools and Hexthorpe Flatts Park with tennis courts, rowing club etc.

**Offers Over £195,000**

### ACCOMMODATION

A timber framed double glazed porch with tiled floor and wall lights gives shelter to a pvc double glazed door which leads into the property's entrance hall.

### ENTRANCE HALL

This is a good size, it has a modern laminate floor covering, a central heating radiator, a nice wide staircase to the first floor accommodation, timber casement double glazed window to the side, a central ceiling light, coving and a picture rail. A door from here leads to ground floor w/c.

### GROUND FLOOR W/C

Fitted with a low flush w/c, wash basin, automatic lights, extractor fan and laminate flooring.

### LOUNGE

4.83m x 4.27m into bay (15'10" x 14'0" into bay)

A beautiful front facing reception room, it has a broad timber glazed bay window to the front elevation, a feature fireplace with gas fire inset, coving and a central ceiling fan and light unit.

### OPEN PLAN LIVING DINING KITCHEN

7.32m x 4.52m max (24'0" x 14'10" max )

This is probably better demonstrated by the photographs and floorplan. It is all beautifully finished with a very modern theme, it has two pvc double glazed double opening doors which lead out into the rear garden, karndean style flooring, feature spotlighting, tall radiator and wall mounted electric fire. This opens directly into the kitchen which has been recently re-fitted to include a range of high and low level units finished with a high gloss cabinet door and a contrasting work surface which extends to provide a peninsula style breakfast bar. There is a four ring ceramic hob, extractor hood, integrated double oven and combination microwave, integrated dishwasher, plumbing for an automatic washing machine and integrated fridge/freezer. There is a kick space heater, modern tiling, one and a half bowl stainless steel sink unit with contemporary style mixer tap and boiling hot water tap, a double glazed window with an outlook into the rear garden, tall radiator, inset spotlighting and feature pendant light. It also has an understairs storage area which provides room for a tumble dryer etc and further composite style double glazed stable type rear door.

### FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With a double glazed window to the side elevation, a ceiling light, coving, access into the loft space via a ladder and doors to the bedrooms and bathroom.

### BEDROOM 1

4.47m x 4.27m into bay (14'8" x 14'0" into bay )

A very large double bedroom as evidenced by the room measurements. There is a timber casement double glazed window to the front, a double panel central heating radiator, coving, central ceiling and fan light and a range of built in wardrobes.

### BEDROOM 2

3.89m x 3.35m (12'9" x 11'0")

Has a timber casement double glazed window to the rear, a double panel central heating radiator, laminate flooring, coving, a central ceiling light, feature spotlighting and a range of wardrobes spanning the length of one wall.

### BEDROOM 3

3.10m x 2.79m (10'2" x 9'2")

Still a double bedroom, it has a double glazed window to the rear, a double panel central heating radiator, timber effect flooring, coving, a central ceiling light and a range of built in wardrobes concealing hanging rail and storage.

### HOUSE BATHROOM

Fitted with a suite that comprises of a corner offset bath with shower over including a further shower mixer, wash hand basin and a low flush w/c. There is tiling to the bathing areas and splashbacks, a timber casement double glazed window, vinyl flooring, a central heating radiator, inset spotlighting to the ceiling and a tall cupboard which houses a new combination type boiler which supplies the domestic hot water and central heating systems with linen storage as well.

### OUTSIDE

To the front of the property there is a block paved garden, this now provides car standing for two cars side by side with shaped flower beds and borders.

### GARAGE

To the rear of the property there is a separate detached brick garage which has an up and over door and power and light laid on.

### SIDE & REAR GARDEN

The present owners use the side garden for relaxing in the sun given it is south westerly facing. To the rear there is an enclosed courtyard style garden designed for easier and lower maintenance, there is an artificial lawn area with rockery and potted plants.

### AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with timber casement double glazing, age various.

HEATING - The property has a gas radiator central heating system fitted. Age of boiler 2021.

COUNCIL TAX - This property is Band B.

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.

ADDITIONAL INFORMATION - There are many outdoor facilities within minutes walking distance many are within Hexthorpe Flatts Park, probably one of the best public parks in Doncaster. There are playing courts for tennis, five a side football, basketball and Pétanque. Doncaster Pétanque Club hold

regular matches here, also there are full sized football pitches, BMX track and skateboard area too. It has playing areas for younger and older children and a seating area for teenagers to meet. Doncaster Rowing Club are based here on the River Don which runs through the beautiful Don Gorge leading up to the Trans Pennine Trail.

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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