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Kestrel Drive, Adwick-Le-Street, Doncaster, DN6 7UW
Offers Over £260,000

4 BEDROOM DETACHED HOUSE / ATTRACTIVE ESTATE / VACANT POSSESSION / DOUBLE WIDTH DRIVEWAY AND INTEGRAL GARAGE //

Located on this David Wilson Homes development, a spacious 4 bedroom detached family house. The property has a gas radiator central heating system via a newer Weissman combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, ground floor W/C, spacious lounge with double doors into a separate dining room, large breakfast kitchen, separate utility room, first floor landing, 4 good sized bedrooms all with fitted wardrobes and the main bedroom having an en suite shower room off plus a separate house bathroom. Outside are the front and rear gardens, there is a double width driveway and integral garage to the front whilst the rear is nicely enclosed. Well situated with access to the A1 at the Redhouse interchange including a variety of amenities, all within a short drive. Offered with no onward chain...early viewing is recommended.

ACCOMMODATION

A portico gives shelter to a composite double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a double panel central heating radiator, 2 central ceiling pendant lights and a door to the ground floor W/C.

GROUND FLOOR W/C

This is fitted with a 2 piece suite comprising of a low flush W/C, a wash hand basin, tiled flooring, a central heating radiator, an extractor fan and a ceiling light.

LOUNGE

16'6" into bay x 10'9" (5.03m into bay x 3.28m)

A good sized front facing reception room with a deep PVC double glazed bay window to the front, there are two double panel central heating radiators, a feature fireplace with a gas fire inset, coving, 2 ceiling lights and double doors leading straight into the dining room.

DINING ROOM

10'4" x 9'0" (3.15m x 2.74m)

A good useful second reception room, it has 2 PVC double glazed double opening doors which lead out onto the rear garden, a central heating radiator, coving, a central ceiling pendant light and a plaster display niche.

BREAKFAST KITCHEN

15'3" x 9'0" (4.65m x 2.74m)

Fitted with a range of high and low level units finished with an oak style cabinet door and a contrasting work surface over, there is a four ring gas hob with an extractor hood, an integrated double oven, plumbing for an automatic washing machine/ dishwasher and a 1 1/2 bowl sink with a mixer tap. There is a PVC double glazed window, a composite style double glazed rear door, vinyl floor tiling and 2 central ceiling lights.

SEPARATE UTILITY ROOM

With a PVC double glazed window to the rear and a wall mounted gas fired weissman burner which supplies hot water

and central heating. There is plumbing for an automatic washing machine, space for a tumble dryer and further room for a tall fridge freezer etc as well as a singlr drainer stainless steel sink unit, a central ceiling light and a central heating radiator.

FIRST FLOOR LANDING

With an access point into the loft space, a ceiling lights and doors to the bedrooms and bathroom.

PRINCIPAL BEDROOM 1

13'8" x 12'8" into bay (4.17m x 3.86m into bay)

A large double bedroom, it has 2 PVC double glazed bay window to the front, a range of fitted wardrobes concealing hanging rail and storage, a ceiling light, a double panel central heating radiator, a built in storage cupboard and a door to the en suite shower room.

EN SUITE SHOWER ROOM

This is fitted with a suite that comprises of a shower enclosure with a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C. There is tiling to the walls, a PVC double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

12'6" x 8'6" (3.81m x 2.59m)

A good sized second double room, it has a PVC double glazed window to the rear, a central heating radiator, fitted wardrobes and a central ceiling light.

BEDROOM 3

11'1" x 9'8" (3.38m x 2.95m)

A comfortable third double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a pendant light and fitted wardrobes.

BEDROOM 4

8'1" x 7'3" (2.46m x 2.21m)

Presently displayed and used as a study, it has a PVC double glazed window to the rear, a central heating radiator, fitted wardrobes and a ceiling light.

BATHROOM

Fitted with a suite comprising of a panelled bath with a mixer shower over, a pedestal wash hand basin and a low flush W/C. There is tiling to the walls, a central heating radiator, a central ceiling light, an extractor fan, a PVC double glazed window and a deep built in cupboard housing a hot water cylinder with linen storage space above.

OUTSIDE

To the front of the property there is an attractive garden, this has a double width driveway which provides car standing and in turn leads to the integral brick garage. There is a lawn and shaped flower beds and borders with ornamental maturing trees etc.

INTEGRAL GARAGE

REAR GARDEN

To the rear of the property, there is an enclosed garden, this has fencing to the perimeters and is mainly lawned with a paved patio directly from the dining room. There are ornamental shrubs, plants and trees providing screening particularly in the summer months.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age of boiler ????.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 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.

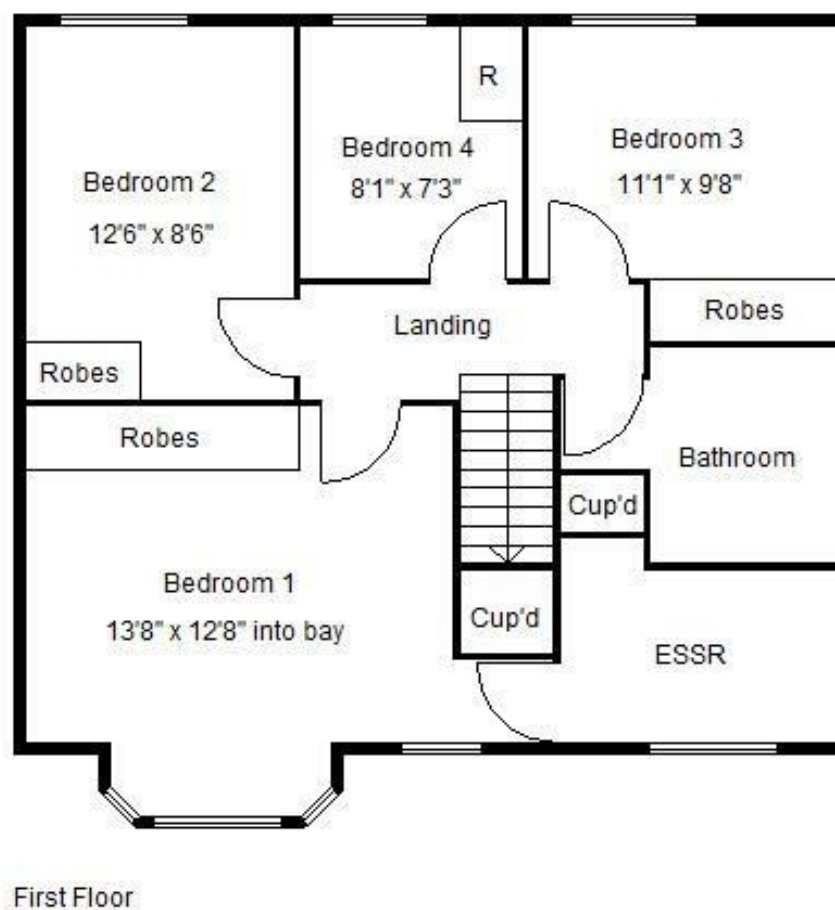
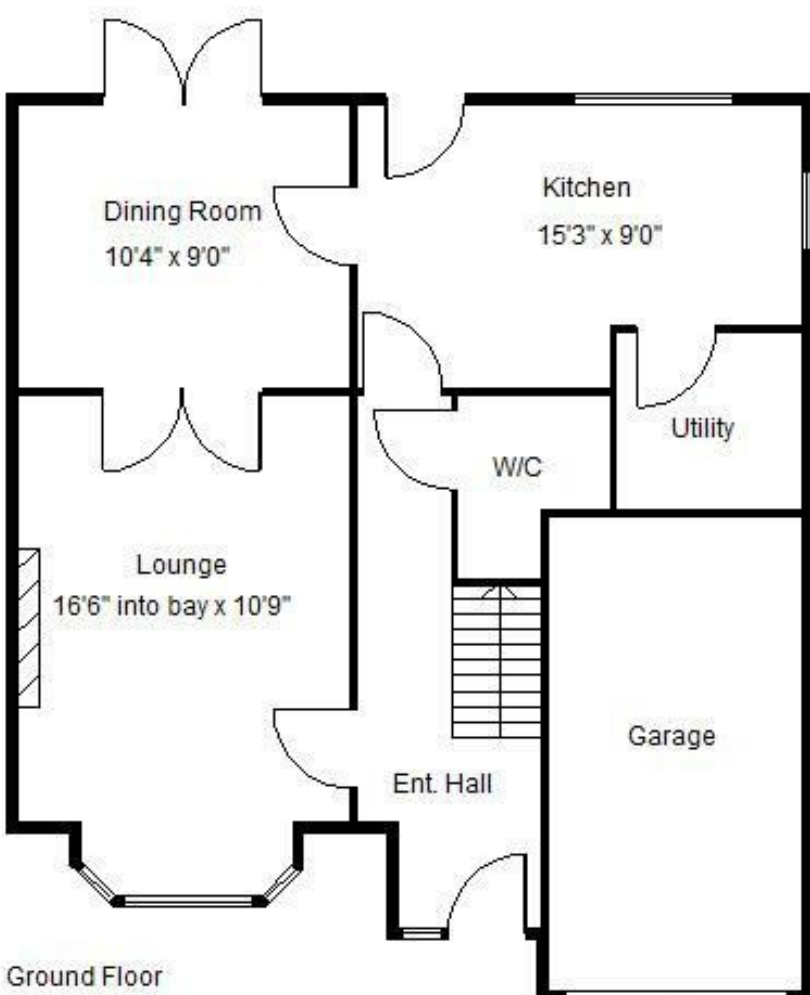
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further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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