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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.

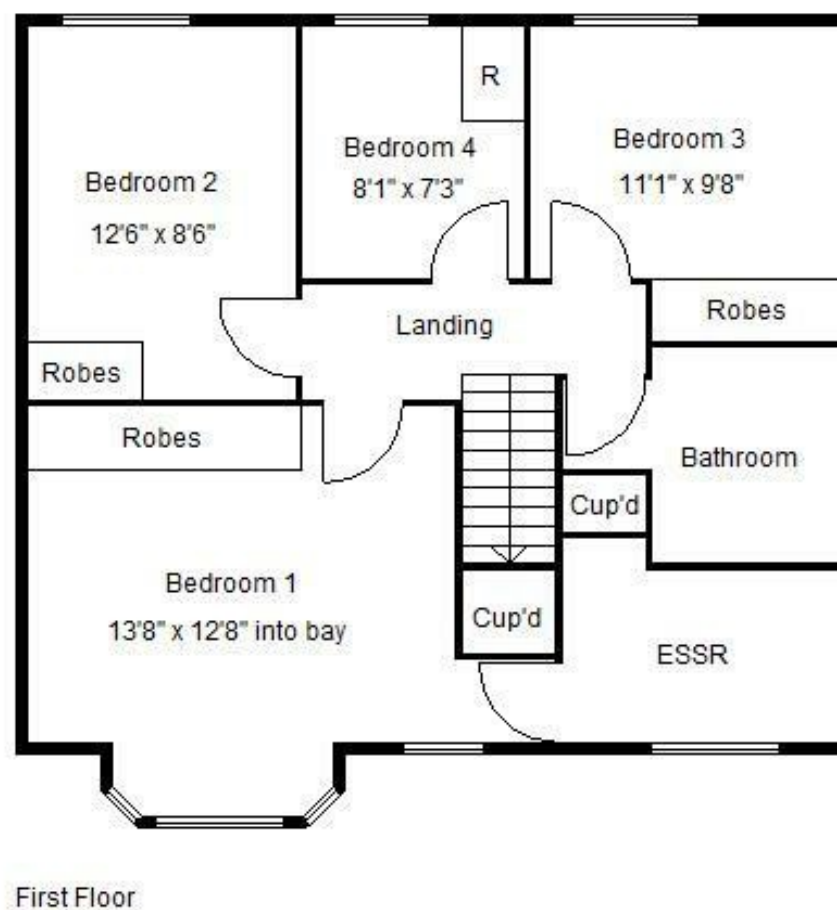
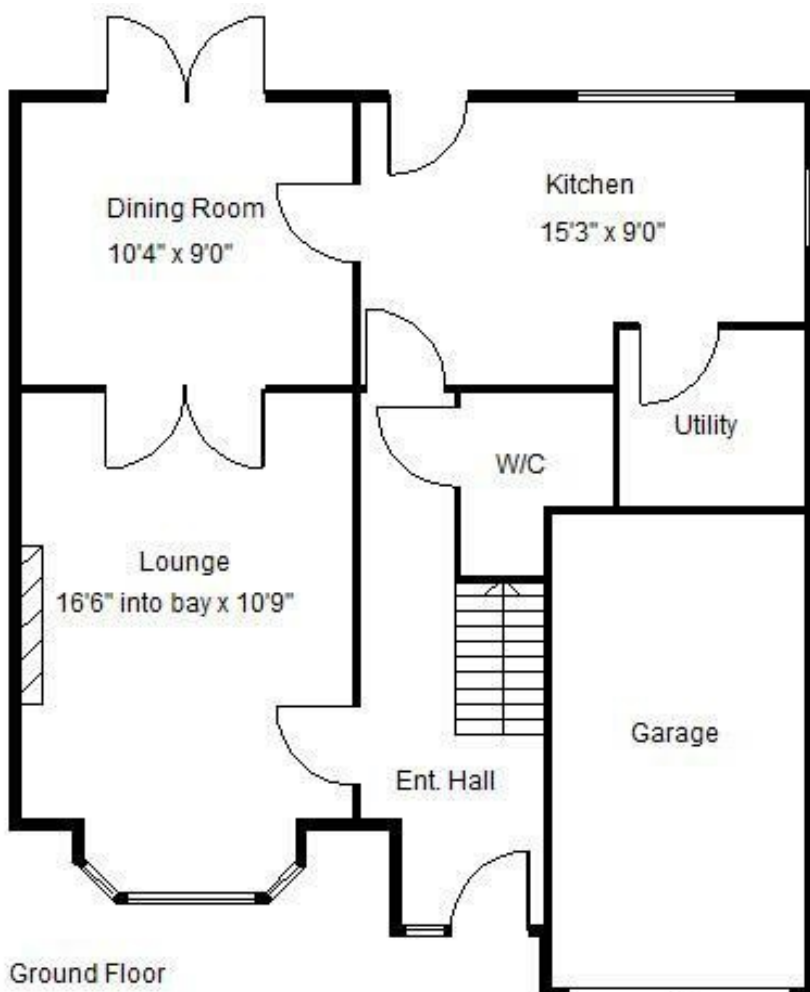
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales		EU Directive 2002/91/EC