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horton knights of doncaster



Thorne Road, Wheatley Hills, Doncaster, Yorkshire, DN2 5AJ
Asking Price £295,000

LARGE PERIOD SEMI DETACHED HOUSE / TREE LINED SUBURBAN ROADWAY / EXCELLENT CONDITION THROUGHOUT / SUNROOM OVERLOOKING BEAUTIFUL REAR GARDEN / LARGE DRIVEWAY LEADS TO GARAGE & WORKSHOP / VIEWING ESSENTIAL //

An exceptional and very large period styled 3 bedroom semi detached house, offering well proportioned rooms with the addition of a large garden room overlooking equally beautiful gardens. The property has been a family home for 40 years, sympathetically upgraded over the years, to create a modern living space yet retain its many beautiful period features. It has a gas radiator central heating system, pvc double glazing (except some feature windows) and briefly comprises: A period hall with a lovely feature staircase inc. ornate newel posts, ground floor wc, spacious square shaped lounge, separate living/ dining room, fitted breakfast kitchen, large pantry, plus a large brick built garden room. First floor galleried landing, 3 very large bedrooms (all of which could accommodate a double bed) modern contemporary shower room and matching separate wc. Outside are good sized mature gardens, the front creates ample car parking and leads to a detached garage/workshop. Close to amenities on Thorne Road, plus easy access to the city centre. Viewers will not be disappointed.

ACCOMMODATION

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

ENTRANCE HALL

The hallway makes statement, it has a feature returned style staircase leading up to a galleried landing with ornate newel posts, there is a central heating radiator, picture rail, coving, a central ceiling light, a high level arched timber casement window.

LOUNGE

16'6" x 12'6" (5.03m x 3.81m)

A beautiful and good sized front facing reception room, it has a broad PVC double glazed with leaded glazed quarter lights, a central fireplace, ornate cornicing, picture rail and a central heating radiator.

DINING/ LIVING ROOM

16'2" into bay x 11'6" (4.93m into bay x 3.51m)

Again a good size it has a deep PVC double glazed bay window to the front, a fireplace with a gas fire inset, a double panel central heating radiator, ornate cornicing and a picture rail.

INNER HALL

The hallway continues to the inner hall where there is a separate pantry with shelving, a timber casement window, a vinyl floor covering and the gas fired boiler which supplies the domestic hot water and central heating systems.

GROUND FLOOR W/C

This has a modern 2 piece suite comprising of a low flush W/C and a wash hand basin, there is tiling to half wall height, vinyl flooring and a timber casement window.

GARDEN ROOM

15'2" x 11'2" (4.62m x 3.40m)

A beautiful room, this is brick built with PVC double glazed windows and double doors finished with a light oak interior and white exterior finish. There is a tiled floor, a plastered ceiling with a central ceiling light, a double panel central heating radiator and power laid on.

BREAKFAST KITCHEN

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

Fitted with a ranged of high and low level units finished with a work surface over, there is a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, an integrated four ring NEFF induction ceramic hob with an extractor hood above and an integrated NEFF electric oven with a hide and slide door. There are domestic appliance recesses for a dishwasher, a washing machine with plumbing laid on and an under counter fridge. There is a central heating radiator, a vinyl floor covering, 2 PVC double glazed windows and a ceiling light.

FIRST FLOOR LANDING

A beautiful feature landing, this has ornate cornicing to the ceiling, picture rail, a central ceiling light, a deep inbuilt cupboard which has hanging rail and shelving and an access point into the loft space.

BEDROOM 1

16'3" x 12'6" (4.95m x 3.81m)

A beautiful and very large double bedroom, it has a feature PVC double glazed 'Oriol' styled bay window to the front, a central heating radiator, picture rail, ornate cornicing to the ceiling and a central ceiling light.

BEDROOM 2

12'6" x 11'6" (3.81m x 3.51m)

A lovely second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, ornate cornicing and picture rail.

BEDROOM 3

12'0" x 7'8" (3.66m x 2.34m)

A comfortable third bedroom, which would hold a double bed, it has a PVC double glazed window with an outlook over the property's rear garden, coving to the ceiling, picture rail and a central heating radiator.

CONTEMPORARY SHOWER ROOM

This has been remodelled to create a contemporary style

shower room, it has a large walk-in shower enclosure with a remote shower, a floating 'Villeroy and Boch' wash hand basin inset to a vanity unit, a contemporary style towel rail/ radiator, tiling to the four walls with coordinating floor tiling, a deep in built storage cupboard which houses the hot water cylinder, inset spotlighting to the ceiling and a fused shaver point.

SEPARATE W/C

Fitted with a co-ordinating white suite and colour scheme including tiling to the walls, there is a 'Villeroy and Boch' floating W/C with a concealed flush, a PVC double glazed window, a contemporary style towel rail/ radiator and inset spotlighting to the ceiling.

OUTSIDE

The property sits in beautiful mature gardens, the front is lawned with shaped flower beds and borders stocked with a variety of maturing shrubs and plants, double gates provide access onto a block paved driveway which provides ample car standing and in turn leads to a larger than average detached brick garage/ workshop.

DETACHED BRICK GARAGE/ WORKSHOP

24'10" max x 8'1" (7.57m max x 2.46m)

This has an up and over door, power and light, 2 PVC double glazed windows and a personnel side door.

REAR GARDEN

The rear garden itself is all beautifully maintained, it is lawned with shaped flower beds and borders stocked with a variety of maturing shrubs and plants. There is raised deck style patio with a pergola, a useful timber shed, timber fencing to the perimeters and several shrubs, plants and trees.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various. Timber casement windows are original.

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

COUNCIL TAX - Band C.

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, O2 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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	