

horton knights of doncaster

sales  
lettings  
and service



Stonegate Close, Blaxton, Doncaster, DN9 3BJ  
Offers Over £185,000



Located in this semi rural village near Doncaster and tucked away in a lovely cul-de-sac position, this well proportioned semi-detached bungalow with accommodation over two floors. Benefiting from double glazing and gas central heating via combi boiler, it comprises; Entrance hall, lounge, immaculate contemporary style fitted kitchen, office/ playroom, a ground floor bedroom and a ground floor bathroom. On the first floor there are two good sized bedrooms and a contemporary style shower room servicing the first floor bedrooms. Outside, the property has a front garden with a long driveway, detached garage and an enclosed, relatively private rear garden. Located where the property is offers good access to surrounding villages and amenities, as well as good access to the M18 and the M180 if required by the A614 Bawtry Road. VIEWING HIGHLY RECOMMENDED!!

**ACCOMMODATION**

A PVC double glazed entrance door with two side screens give access to the entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, wood style laminated flooring, coving to the ceiling and a built in storage cupboard with shelving for linen. Doors leading off to ground floor accommodation.

**LOUNGE**

**20'9" x 10'0" max (6.32m x 3.05m max)**

A good sized room having a large square PVC double glazed bay window to the front, a double panel central heating radiator, a nice rustic style natural brick fireplace and stairs rising to the first floor accommodation.

**CONTEMPORARY KITCHEN**

**9'0" x 7'4" max (2.74m x 2.24m max)**

The kitchen is finished in a lovely contemporary range of dark grey cupboards and base units with a square edged work surface incorporating a single bowl sink unit, there is a brushed aluminium mixer tap and matching splash backs. The integrated appliances on offer include; integrated fridge freezer, washing machine, electric fan assisted oven with a matching integrated microwave oven, induction hob and extractor hood. There is also a Worcester combination type boiler behind one of the units, a ceramic tiled floor, a feature central heating radiator and PVC double glazed window to the front.

**CONSERVATORY**

**9'8" x 9'6" max (2.95m x 2.90m max )**

Double glazed windows to the side and rear elevations and double glazed doors giving access into the rear garden. There is a ceramic tiled floor, polyurethane roof, ceiling light and fan.

**BEDROOM 1**

**19'6" x 7'9" max (5.94m x 2.36m max)**

This is a good sized double bedroom with a PVC double glazed window to the rear, a central heating radiator and a ceiling light.

**HOME OFFICE / PLAYROOM**

**9'0" x 8'9" max (2.74m x 2.67m max )**

This is another useful room and has potential to be used as another double bedroom if required, it has wood style laminate floor continued through from the entrance hall, PVC double glazed french style doors and a central heating radiator.

**BATHROOM**

Fitted with a modern three piece white suite comprising of a low flush WC, pedestal wash hand basin and shower style bath with shower screen and a mains plumbed shower. There is ceramic tiling to the walls, a tile effect laminated floor covering and a waterproof style ceiling with integrated spotlights, a PVC double glazed window to the side, an extractor fan, and a wall mounted towel rail.

**FIRST FLOOR ACCOMMODATION**

From here doors lead off to the bedrooms and shower room.

**BEDROOM 2**

**19'6" x 7'9" max (5.94m x 2.36m max )**

It should be noted this room has a sloping ceiling line, with a PVC double glazed dormer window to the front and a central heating radiator.

**BEDROOM 3**

**19'6" x 6'4" max (5.94m x 1.93m max )**

This room also has a sloping ceiling, a PVC double glazed dormer window to the rear and a central heating radiator.

**CONTEMPORARY SHOWER ROOM**

Smartly fitted with a contemporary style white suite

including a low flush WC with concealed cistern, a wash hand basin set into vanity unit and a large walk-in shower enclosure housing a mains plumbed shower with brushed aluminium/ glass shower screen. There is contemporary style tiling to the splash back areas and ceramic tiling to the floor, plus a double glazed window to the side, a dark grey heated towel rail, extractor fan and a central ceiling light.

**FRONT GARDEN**

To the front of the property there is an open planned lawned garden with block paved driveway providing off street parking for at least two vehicles. This continues through two timber gates to a detached garage. External water supply.

**DETACHED BRICK GARAGE**

The detached garage is of brick construction with a metal up and over door to the front, pitched roof, PVC personnel door to the side as well as power and light laid on.

**REAR GARDEN**

This is a lovely southerly facing rear garden with a paved patio leading to a shaped lawn and raised timber decking to the far end, all enclosed with concrete posts and timber fencing to the right and rear boundaries and timber fencing to the left boundary.

**AGENTS NOTES:**

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units Pre 2016. Timber casement double glazed conservatory Age of units approx 2003.

HEATING - Gas Central Heating. Age of boiler 2018. There is approx 4 years left on the full Worcester Bosch guarantee.

SERVICES - All mains services are connected.

COUNCIL TAX - Band B.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 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.

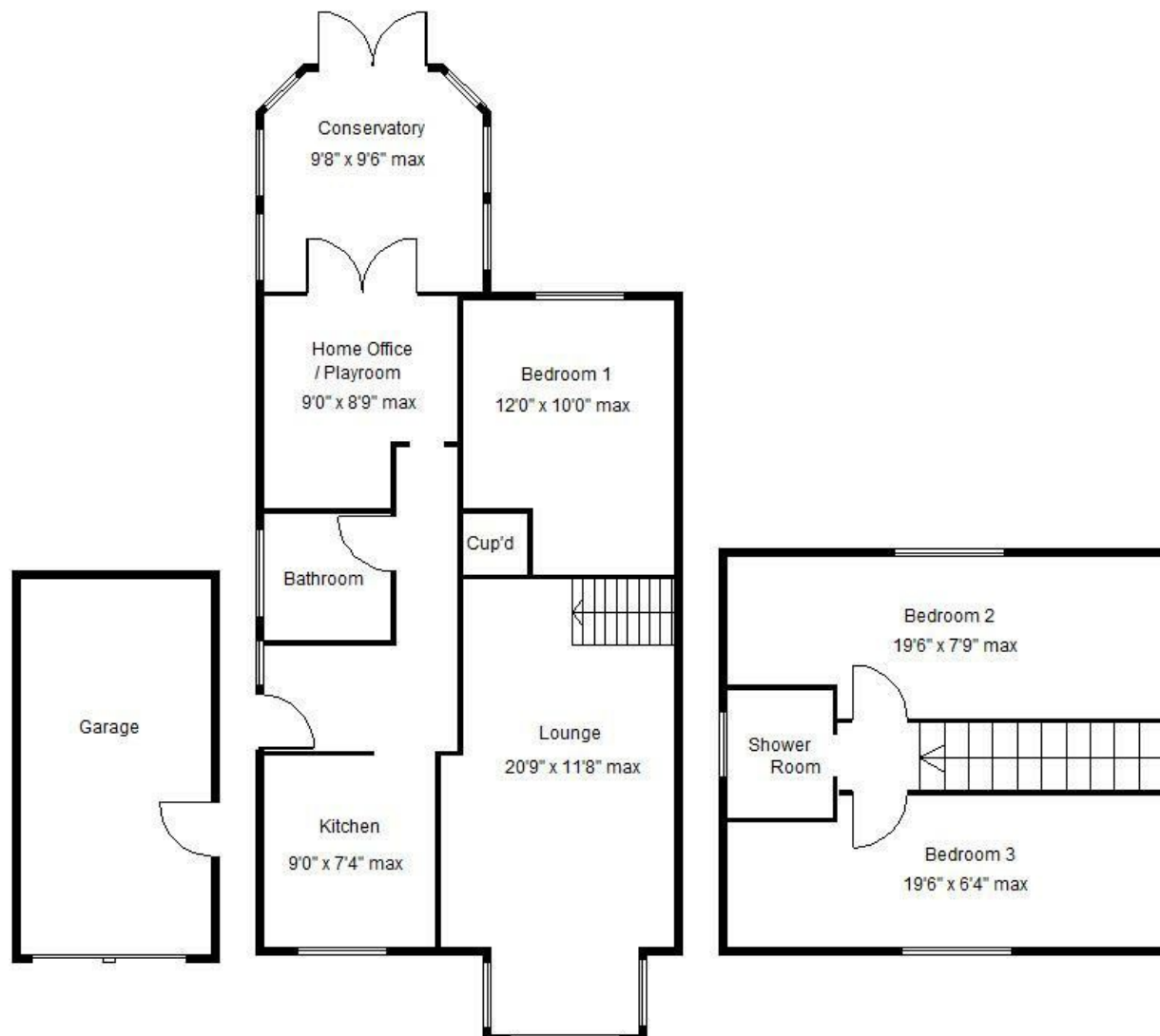
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(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	

