

horton knights of doncaster

sales
lettings
and service



Sunningdale Road, Wheatley Hills, Doncaster, DN2 5LX
Asking Price £210,000

CONTEMPORARY STYLED EXTENDED 3 DOUBLE BEDROOM SEMI / TWO STOREY REAR EXTENSION / BEAUTIFULLY REMODELLED OPEN PLAN LIVING DINING KITCHEN / 3 VERY LARGE BEDROOMS / CLOSE TO LOCAL AMENITIES AND HOSPITAL / OFF ROAD PARKING / VIEWING HIGHLY RECOMMENDED //

Situated on this popular roadway just off Armthorpe Road, a spacious 3 double bedroom semi detached house with the benefit of a two storey rear extension. It is fitted with PVC double glazing and gas central heating via a combination type boiler and briefly comprises: Entrance hall, front facing lounge with a deep bay window, beautiful open plan living dining 'Island' kitchen, utility room, first floor landing, 3 double bedrooms, bedroom 3 benefits from the rear extension, a fully boarded loft space with a pull down staircase and a window, plus a modern 4 piece house bathroom. Outside, there is off road parking to the front plus a beautiful hard landscaped rear garden designed for easier maintenance. Close to the city centre it has access to a wealth of local amenities including shops, bus routes, Doncaster Royal Infirmary and the city centre. **VIEWING IS HIGHLY RECOMMENDED.**

ACCOMMODATION

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

ENTRANCE HALL

There is a quarter turn staircase with a feature stainless steel spindle and timber handrail, a built in cupboard, a central heating radiator concealed behind the radiator grille, inset spotlight to the ceiling, modern laminate flooring and a door into the front facing lounge.

LOUNGE

12'9" into bay x 12'6" (3.89m into bay x 3.81m)

An attractive room, having a deep PVC double glazed bay window to the front, a multi fuel burner with a feature tiled wall, inset spotlighting, coving and a central heating radiator.

OPEN PLAN LIVING DINING KITCHEN

21'3" x 14'6" max (6.48m x 4.42m max)

The rear of the house has undergone a large amount of work to create a large open plan living dining kitchen space, as evidenced by the photos. Remodelled and fitted to include a central breakfast island, it is fitted with a range of high and low level units finished with a work surface over incorporating a four ring gas and glass hob with a glass splashback, a stainless steel extractor hood, an integrated double oven and display niches for domestic appliances, including an American style fridge freezer. There is additional storage underneath the breakfast island, modern laminate flooring, feature lighting, a contemporary style column radiator, a PVC double glazed window to the side and further PVC double glazed double doors which lead out into the rear garden. A door from here continues into the utility room. There is also a built in under stairs storage cupboard with PVC double glazing and utility shelving.

UTILITY ROOM

There is plumbing for a washing machine, room for tumble dryer etc, a PVC double glazed window and PVC exterior door and a vinyl floor covering.

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

FIRST FLOOR LANDING

This has inset spotlighting to the ceiling, a PVC double glazed window and 'Oak' interior doors to the bedrooms.

BEDROOM 1

13'10" x 12'4" (4.22m x 3.76m)

A large double bedroom, it has a broad PVC double glazed window with an outlook over the rear garden, a central heating radiator and two ceiling lights, a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage.

BEDROOM 2

13'2" x 9'1" (4.01m x 2.77m)

There is a deep PVC double glazed bay window to the front, a central ceiling light, modern laminate flooring, a central heating radiator plus a drop down ladder which gives access into the loft space.

BOARDED LOFT SPACE

This is a fully boarded and lined loft space which has a double glazed velux type window, power and light laid on.

BEDROOM 3

19'0" max x 8'0" (5.79m max x 2.44m)

This has been extended over the years with the original bedroom providing a dressing room and a double bedroom area beyond. This has a PVC double glazed window to the rear, a central ceiling light and a central heating radiator. The dressing area has a central heating radiator, fitted wardrobes and a ceiling light.

CONTEMPORARY BATHROOM

The bathroom has been beautifully remodelled with a modern four piece white suite that comprises of a panelled bath with an offset mixer tap, display niches and feature tiling, a separate shower enclosure, a wash basin inset to vanity unit and a low flush W/C. This is all finished with modern tiling, a PVC double glazed window, a vinyl floor covering, a contemporary style towel rail/ radiator and inset spotlighting to the ceiling.

OUTSIDE

To the front of the property, there is a dropped curb providing vehicle access onto a side drive which continues via gated access along the side of the property to a now detached workshop/ store. There is a feature lawn with raised sleeper style borders, brick walling and fencing to the perimeter.

EXTERNAL STORE

18'0" x 10'0" external (5.49m x 3.05m external)

This has a personal side door, power and light laid on.

REAR GARDEN

The rear garden has been designed for easier and lower maintenance, it has all been paved and provides a beautiful sitting area. There is external lighting, a built in bench style seat, raised planters, a slate and shingle border and a built in external barbecue/ pizza style oven.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band B.

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

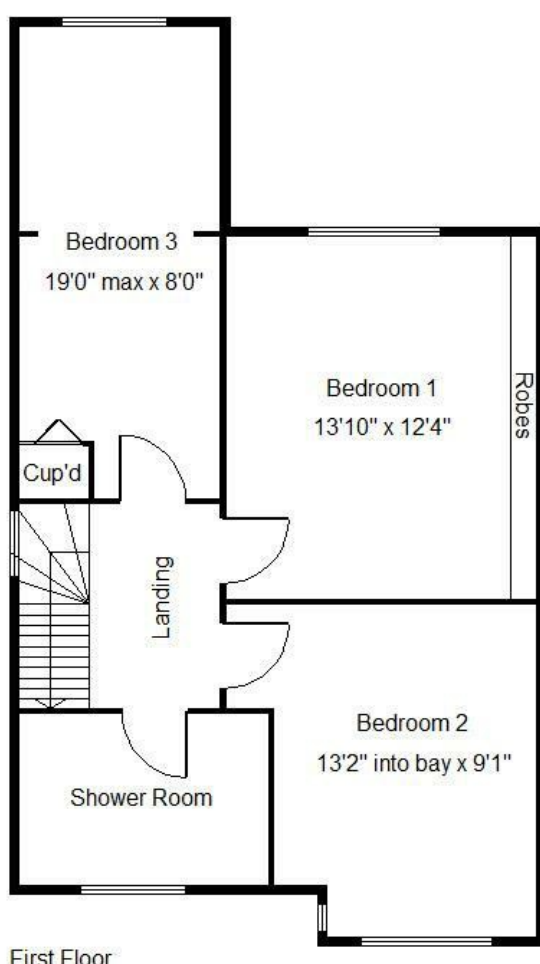
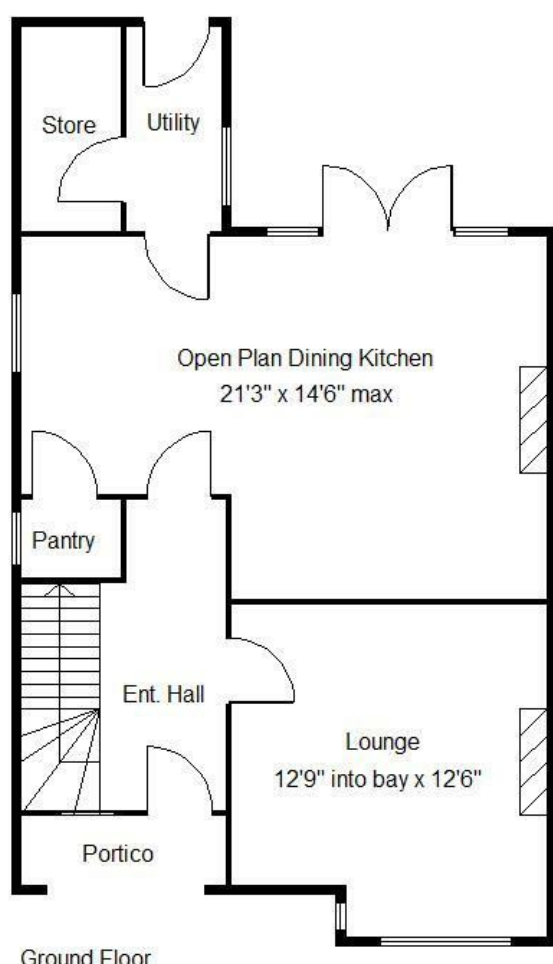
MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

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		
(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	

