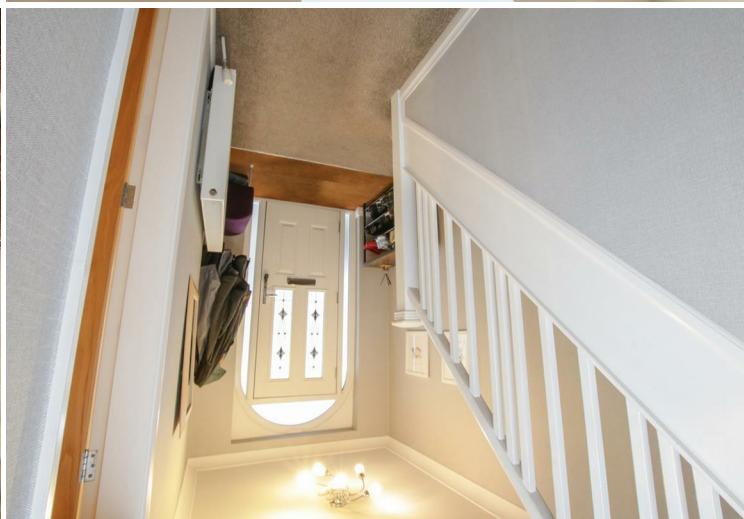
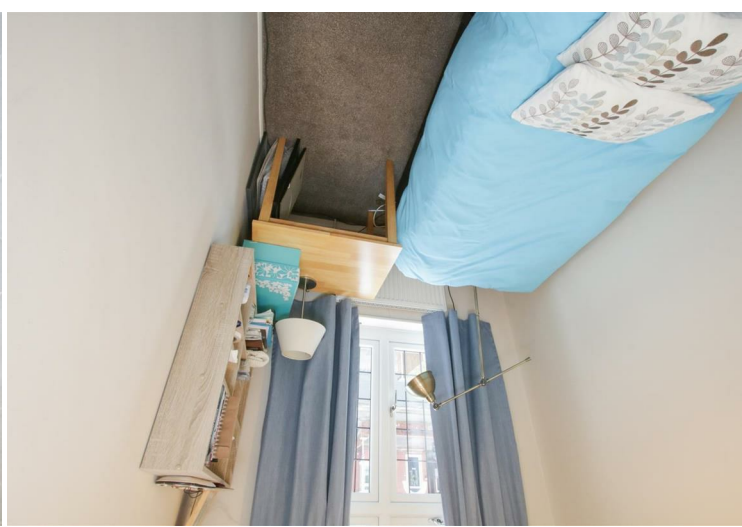




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The Grove, Wheatley Hills, Doncaster, DN2 5SN
Asking Price £230,000

IMMACULATE EXTENDED 3 BEDROOM, 2 BATH SEMI DETACHED HOUSE / STUNNING OPEN PLAN LIVING ACROSS THE REAR / PENINSULA 'ISLAND KITCHEN WITH FEATURE GLASS LANTERN ROOF / LOG BURNER / LARGER THAN AVERAGE GARDEN / AMPLE FRONT PARKING & DETACHED GARAGE / EARLY VIEWING ESSENTIAL //

Located on this popular roadway within Wheatley hills, a surprisingly spacious extended 3 bedroom 2 bathroom semi detached house. The property benefits from a large ground floor extension which makes a gorgeous open plan living /dining 'island style' kitchen with a glass lantern roof and double doors on to a larger than average rear garden. it has a gas central heating system via a modern combination boiler, PVC double glazing and briefly comprises: Entrance hall, lounge, open plan living/ dining/ kitchen, utility room and a ground floor shower room. First floor landing, 3 bedrooms, 2 are large doubles with fitted wardrobes, and a modern white bathroom. Outside there is a large block paved front garden, side driveway (EV charge point) and a detached garage (limited access) plus a larger than average rear garden. Very central location with access to the a good variety of local amenities shops, schools etc. and the city centre. VIEWING ABSOLUTELY ESSENTIAL.

ACCOMMODATION

There is a contemporary style double glazed 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, coving to the ceiling and a central ceiling light. A deep built-in under stairs storage cupboard with an oak interior door (which can be found throughout the remainder of the property), has a pvc double glazed window, high level shelving and light laid on.

LOUNGE

13'3" into bay x 12'6" max (4.04m into bay x 3.81m max)
This is an attractive front facing reception room, it has a broad pvc double glazed bay window to the front, built in cupboards set to the chimney recess with storage above, ornate gas fire with a polished granite style hearth, coving to the ceiling, central ceiling light and a part glazed door leading into a now extended and remodelled open plan L shaped living dining kitchen.

OPEN PLAN LIVING/ DINING/ KITCHEN

27'7" x 17'7" max at widest points (8.41m x 5.36m max at widest points)
This is better demonstrated by the floor plan and photographs.

The kitchen is beautifully finished and fitted with a range of modern high and low level units including a polished granite work surface. There is a feature central peninsular style island unit, finished with a matching granite work surface. Integrated appliances include a four ring NEFF induction hob, a NEFF steam oven with 'slide and hide' door and a NEFF combination microwave oven, integrated dishwasher

and a tall larder style fridge freezer. There is a single drainer 1 1/2 bowl sink unit with a mixer tap, Amtico flooring and a pvc double glazed window to the rear.

Within the Dining area there are two pvc double glazed double opening doors with a lantern style room, a double panel central heating radiator, continuation of the Amtico flooring which continues into the living area.

The living area has a log burner inset to a polished limestone fireplace with a tiled hearth, central ceiling light, matching wall lights, and a central heating radiator.

From the kitchen door leads into a separate utility room.

UTILITY ROOM

This has a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems, plumbing for automatic washing machine, room for a tumble dryer, pvc double glazed window, central heating radiator, tiled floor covering, built in cupboards and shelving.

From the entrance hall a separate door leads to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

This is all beautifully finished with a modern white suite which comprises of a large walk in shower enclosure with mains plumbed thermostatic shower, corner wash hand basin inset to vanity unit, and a low flush w/c. It has coordinating floor tiles, glass brick style window, extractor fan, waterproof style ceiling, ceiling light, and a contemporary style towel rail/ radiator.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space, and oak interior doors to the bedrooms and bathroom.

BEDROOM 1

13'6" into bay x 12'6" max (4.11m into bay x 3.81m max)
12'6" measurement is to the rear of the wardrobes. This is a large double bedroom with a range of fitted wardrobes concealing hanging rail and storage, pvc double glazed bay window to the front, central heating radiator and ceiling light.

BEDROOM 2

13'2" x 11'1" (4.01m x 3.38m)
11'1" is to the rear of the wardrobes. A good sized second double bedroom, it has a pvc double glazed window with an outlook onto the property's rear garden, fitted furniture spanning the length of one wall, concealing hanging rail and storage, central heating radiator and a central ceiling light.

BEDROOM 3

8'0" x 6'4" (2.44m x 1.93m)
A single bedroom with a pvc double glazed window to the front, central heating radiator, and a central ceiling light.

HOUSE BATHROOM

This is fitted with a modern white suite which comprises of a large panelled bath with mixer shower over, including a glazed shower screen, a pedestal wash hand basin, and a low flush w/c. There is ceramic tiling to the four walls, coordinating floor tile, contemporary style towel rail/ radiator, pvc double glazed window, extractor fan, and a central ceiling light.

OUTSIDE

A block paved front garden provides off road parking for two

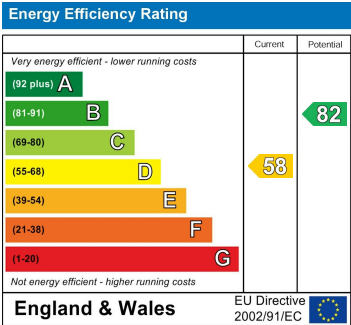
cars with shaped flower beds and borders stocked with a variety of maturing shrubs and plants. There is brick walling and fencing to the perimeters, double opening gates give access into a side driveway (EV charge point) which continues along the side of the property and into the rear garden.

REAR GARDEN

There is a good sized enclosed garden, slightly larger than typical with the addition of a second plot beyond. The garden itself has a decked patio and sitting area extending across the

rear elevation with several steps down to a lawn with shaped flower beds and borders, stocked with a variety of maturing maturing shrubs and plants. Beyond the detached garage there is a Koi Pool (this could be included), timber storage shed. Beyond this point is a further secluded part of the garden part lawned with shaped flower beds and borders and planters etc. There is external power, external lighting, external water at different points in the garden.

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 TBC

COUNCIL TAX - Band C.
BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 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

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