



sales
lettings
and service

horton knights

of doncaster



St. Marys Drive, Dunsville, Doncaster, DN7 4EU
Offers Over £195,000

BEAUTIFUL TWO BEDROOM DETACHED BUNGALOW / PVC DOUBLE GLAZING / CONSERVATORY WITH NEWLY FITTED SOLID ROOF / KITCHEN WITH OAK WOOD SURFACES / LARGE DETACHED GARAGE //

This very smartly presented detached bungalow, which sits in this really sought after location in Dunsville. It is very nicely appointed and benefits from gas central heating, pvc double glazing throughout and comprises; Entrance hall, lounge, good sized conservatory with newly fitted solid roof, smart fitted kitchen with oak work surfaces, two good sized bedrooms and a shower room. Outside the property is equally well served with a driveway, enclosed rear garden and a large tandem garage with light and power. laid on. The property also offers a great position with access to the local amenities including supermarkets, main roads etc. The property is ready to move into, sensibly priced, and must be viewed to appreciate all it has to offer.

ACCOMMODATION

A double glazed composite style door gives access into the property's entrance hall.

ENTRANCE HALL

This is a nice sized entrance hall with wood style laminated flooring, a double panel central heating radiator, coving to the ceiling, loft access to a fully boarded loft, and a large built in cloaks cupboard. From here, doors leading to the remaining accommodation.

FITTED KITCHEN

9'2" x 8'7" max (2.79m x 2.62m max)

For a bungalow this is a nicely proportioned kitchen, it has a range of shaker style wall mounted cupboards and base units, with a beautiful oak block work surface above, incorporating a single bowl stainless steel sink unit with tiled splashbacks. There is an integrated electric oven, matching electric ceramic hob with extractor hood above, plus an integrated dishwasher, breakfast bar, central heating radiator, plumbing for a washing machine with appliance recess and space for a fridge freezer. There is a wood style cushioned vinyl floor covering with pvc double glazed window to the side and spotlights to the ceiling.

LOUNGE

14'9" x 10'6 max (4.50m x 3.20m max)

Nicely situated at the rear of the property, the lounge is a good size and has wood style laminated flooring continued from the entrance hall. A vertical feature central heating radiator, coving to the ceiling with central ceiling rose, and double glazed bifold doors giving access to the conservatory.

CONSERVATORY

8'7" x 7'11" max (2.62m x 2.41m max)

The conservatory is constructed of a brick built dwarf wall with pvc double glazed windows to the side and rear elevations, complimented by double glazed doors giving access into the rear garden. It has recently been converted to have a solid roof with two double glazed velux windows

letting in plenty of natural light. There is also a ceramic tiled floor which itself has underfloor heating.

BEDROOM 1

12'3" x 10'6" max (3.73m x 3.20m max)

A nicely proportioned double bedroom with a pvc double glazed window to the front, a central heating radiator, wood style laminated flooring, dado rail and picture rail to the walls and fitted wardrobes including ample hanging rail and shelving space with an integrated dressing area.

BEDROOM 2

8'8" x 7'11" max (2.64m x 2.41m max)

Another good sized single bedroom which has a pvc double glazed window to the rear, a central heating radiator, wood style laminated flooring continued from the entrance hall and coving the the ceiling with a ceiling rose.

SHOWER ROOM

A very smartly fitted modern style shower room which comprises of a low flush w/c, pedestal wash hand basin and a corner set shower cubicle which houses a mains plumbed shower and attractive colorful tile splashbacks. There is timber paneling dado level to the walls, pvc double glazed windows to the side, wood effect ceramic tile floor, a wall mounted chrome heated towel rail, plus extractor fan and central light fitting.

OUTSIDE

To the front of the property there is a small open plan garden, with a tarmac driveway providing off street parking. A paved access pathway leads to the side of the property, giving access to the side entrance door and onto a cast iron gate leading into the rear garden.

REAR GARDEN

A nice enclosed rear garden with two separate circular patio areas, a decorative shaped lawn, slate chipped borders with concrete post and timber fencing to the outer boundary. To the other side of the bungalow is a timber storage shed fitted

under the eaves with a paved access pathway. There is also an external water tap attached to the side elevation of the house and external lighting.

DETACHED GARAGE

29'0" x 12'3" max (8.84m x 3.73m max)

The garage is larger than average, and would offer a great space for anyone who is into classic cars and has a hobby or similar. It has light and power laid on, a remote control roller shutter style door to the front, plus a separate personnel door in the wider section of the rear. It also has a pvc double glazed window to the side elevation and is sub-divided internally to create a small separate space for a workshop with a vent for a tumble dryer.

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 2020.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 120 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

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.

