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horton knights of doncaster



Walstow Crescent, Armthorpe, Doncaster, DN3 2FS  
Offers Over £325,000



**IMMACULATE UPGRADED & REMODELLED 4 BEDROOM, 3 BATHROOM DETACHED HOUSE / FULLY FITTED ISLAND KITCHEN WITH INTEGRATED APPLIANCES / OAK & GLASS FEATURE STAIRCASE / GARDEN ROOM EXTENSION/ LOUNGE WITH MEDIA WALL / SOUTH FACING LANDSCAPED REAR GARDEN / AMPLE PARKING & GARAGE / INTERNAL VIEWING ESSENTIAL //**

This house has been extensively upgraded over the years and offers modern contemporary living. It has a gas radiator central heating system via a combination type boiler, pvc double glazing and comprises: Entrance hall with 'Oak and glass' staircase, ground floor wc, spacious lounge with a media wall, separate dining room, garden room/ informal sitting room extension, gorgeous fully fitted island kitchen with integrated appliances, first floor landing, 4 bedrooms, 2 en-suite shower rooms and a modern house bathroom. Outside there is ample parking, an integral garage and a hard landscaped south facing rear garden with hot tub area. Located close to Armthorpe's many and varied amenities, plus easy access to the centre, and the M18 and motorway network. Early viewing is recommended to avoid disappointment.

**ACCOMMODATION**

There is a deep canopy that gives shelter to a composite double glazed door and leads into the properties entrance hall.

**ENTRANCE HALL**

This has an 'oak and glass' staircase with feature lighting leading to the first floor accommodation, two ceiling lights, laminate flooring, central heating radiator concealed behind a radiator grill.

**LOUNGE**

20'0" into bay x 10'8" (6.10m into bay x 3.25m)

This is a very contemporary styled front facing reception room with a deep pvc double glazed bay window to the front, there is a feature media wall with display niches which have feature lighting as well as recess suitable for a TV, sound bar and a contemporary style fire.

Finished with a laminate floor covering, two modern column style central heating radiators, two ceiling lights and double doors that lead into the dining room.

**DINING ROOM**

10'0" x 9'8" (3.05m x 2.95m)

This room is all beautifully finished, it has a modern laminate floor covering, a tall column radiator, central feature ceiling light, two pvc double glazed doors which lead into a garden room/ informal sitting room.

**GARDEN ROOM/ INFORMAL SITTING ROOM**

18'6" x 10'4" (5.64m x 3.15m)

This has pvc double glazing double doors and windows giving access and an outlook into the property's rear garden, a modern tiled floor, feature spotlighting, fitted blinds and an air conditioning unit.

**CONTEMPORARY ISLAND KITCHEN**

15'4" x 13'0" max (4.67m x 3.96m max)

Beautiful open plan island kitchen, this is better demonstrated by the floor plan and photographs, it is fitted with a range of high and low level units, finished with a high gloss handles door with a fitted preparation surface, there is a four ring wash ceramic hob, glass splashback, extractor hood, integrated bosh double oven, bosh combination microwave, there is a deep recess suitable for an american style fridge freezer, a porcelain one and a half bowl sink unit with contemporary style spray mix tap, integrated dishwasher, feature lighting, modern laminate flooring, matching breakfast island, central heating radiator, two ceiling lights and a set pf pvc double glazed double opening doors which lead out onto the south facing rear garden.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a wash hand

basin and a low flush w/c, central heating radiator, extractor fan and a ceiling light.

**FIRST FLOOR LANDING**

There is an access point into the loft space, a central heating radiator behind the radiator grill, and a shallow tall built in storage cupboard and oak internal doors leading to the bedrooms and bathroom.

**PRINCIPAL BEDROOM**

18'3" into bay x 10'8" (5.56m into bay x 3.25m)

A large front facing double bedroom, it has a deep pvc double glazed bay window to the front, fitted wardrobes including ceiling to floor sliding robes, a central ceiling light, deep recess suitable for TV etc, central heating radiator and door to a remodeled en-suite shower room.

**EN-SUITE SHOWER ROOM**

This is all beautifully finished, it's fitted with a deep recessed shower enclosure with display niches including a low step shower tray which includes a rainfall style shower head and black and glass shower door, there is a low flush w/c and wash hand basin inset to a vanity unit, modern tiling to the four walls including a decorative pebble effect tiled wall, a coordinating floor tile, contemporary style radiator, pvc double glazed window, inset spotlighting to the ceiling, extractor fan and an illuminating wall mirror.

**BEDROOM 2**

11'8" max x 8'9" (3.56m max x 2.67m)

A good sized second double bedroom it has a pvc double glazed window to the rear, central heating radiator, a range of fitted wardrobes concealing hanging and storage. A second door leads to a Jack and Jill style en-suite.

**JACK & JILL EN-SUITE**

This is fitted with a modern white suite comprising of a shower enclosure, a thermostatic shower including rainfall style shower head, a low flush w/c and wash hand basin. PVC double glazed window, contemporary style towel rail/ radiator and vinyl flooring.

**BEDROOM 3**

11'8" x 10'6" (3.56m x 3.20m)

A third double bedroom, it has a pvc double glazed window to the front, a central heating radiator, central ceiling light. It shares the Jack & Jill en-suite.

**BEDROOM 4**

11'8" x 7'6" (3.56m x 2.29m)

This has a pvc double glazed window with an outlook over the rear garden, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

This has been upgraded and re-fitted with a white suite that comprises of a contemporary style free standing bath with an upstand mixer tap and shower, there is a floating wash hand basin and a low flush w/c, fitted bathroom furniture, tiled flooring with coordinating wall tiles, inset spotlighting to the ceiling, extractor fan, pvc double glazed window and a contemporary style, polished chrome radiator.

**OUTSIDE FRONT**

To the front of the property there is a block paved driveway which provides car standing for three possibly more cars side by side, and in-turn leads to an integral brick garage.

**GARAGE**

16'7" x 8'1" (5.05m x 2.46m)

A single integral garage with an electric door, this has a wall mounted gas fired combination type boiler supplying domestic hot water and central heating systems, work surface with a single drainer stainless steel sink unit, plumbing for automatic washing machine, room for a tumble dryer and additional fridge freezer.

**REAR GARDEN**

The garden has been hard landscaped and designer for low maintenance, it enjoys a Southerly facing aspect. There is an artificial lawn which leads to a composite decked patio and sitting area. To the far corner there is a gazebo covering a hot tub ( the hot tub & air source heat pump - used to heat the hot tub are available by separate negotiation).

**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. An air source heat pump heats the water for the hot tub.

COUNCIL TAX - Band D.

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, 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.

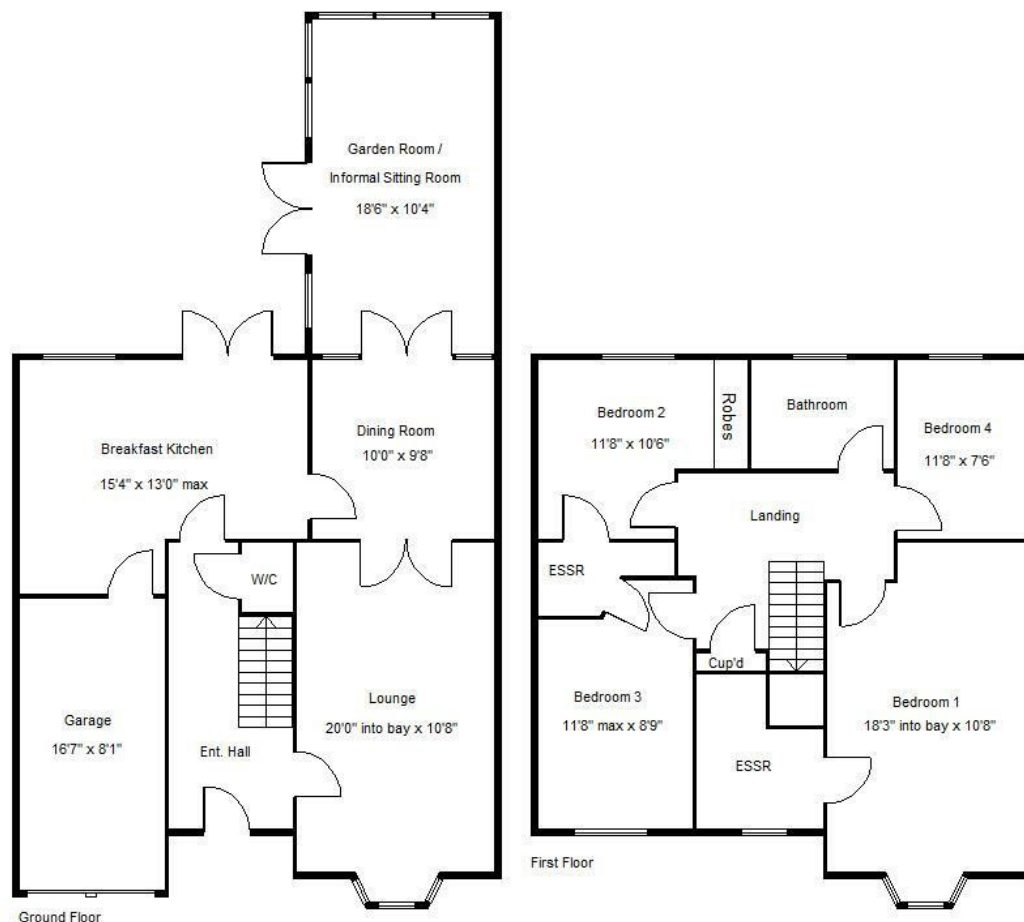
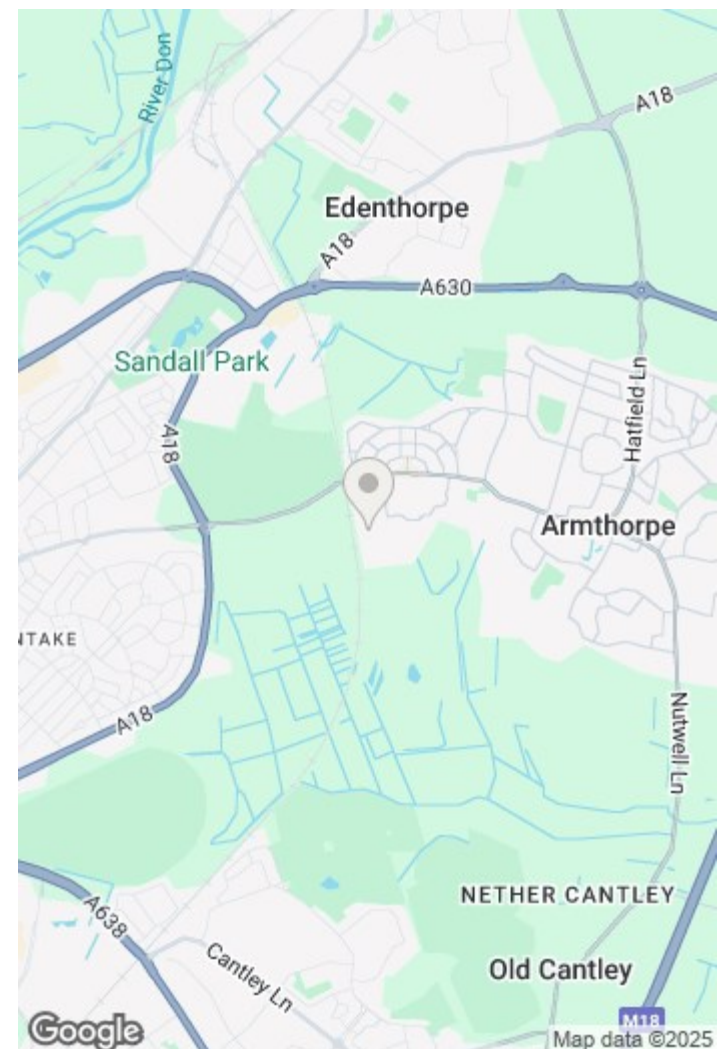
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any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			