

sales
lettings
and service

horton knights of doncaster



Magenta Crescent, Balby, Doncaster, DN4 8EA
Asking Price £295,000

*** ASKING PRICE £295,000***

Tucked away at the back edge of this modern estate a modern four bedroom detached house with beautiful views over trees and fields to the front.

This immaculately presented detached family home benefits from double glazing throughout, gas central heating and comprises; Entrance hall, lounge, open plan dining kitchen with integrated appliances, utility room and large ground floor W/C and the addition of an extra sun/garden room giving that extra useful and flexible bit of space. To the first floor there is a first floor landing with main bedroom with en-suite shower room, three further really good sized bedrooms and an immaculate principal bathroom. Outside the property has off street parking to the front with open plan garden, integral garage and a beautifully well kept rear garden. Situated where the property is affords it great access to local amenities including supermarkets, the M18, schools and public transport in general. It really is geared up totally for a family but would suit a range of other purchases as well. A viewing is highly recommended to appreciate all it has to offer.

ACCOMMODATION

Heavy composite door gives access to Entrance Hall.

ENTRANCE HALL

Having central heating radiator, marble style ceramic tiled floor, stairs rising to the first floor, door leading to the lounge.

LOUNGE

10'10 x 9'3 (3.30m x 2.82m)

A lovely large open space with high ceilings and a double glazed window to the front and two central heating radiators.

OPEN PLAN DINING KITCHEN

17'6 x 11'7 (5.33m x 3.53m)

The kitchen area is fitted with a nice contemporary range of wall mounted cupboards and base units finished in a grey wood style with a dark wood effect rolled edge work surface incorporating single bowl stainless steel sink with a marble style splashback and window sill. The integrated appliances on offer include; fridge freezer, electric brush stainless steel double oven, electric four ring ceramic hob with extractor hood above, an integrated dishwasher, a double glazed window to the rear elevation, ceramic tiled floor with a large area suitable for good sized dining table, a double panel radiator and PVC double glazed sliding doors giving access into the sun room.

SUN ROOM / CONSERVATORY

11'7 x 11'4 (3.53m x 3.45m)

This is a really nice addition to the property and has a brick built dwarf wall with sturdy foundations with PVC double glazed windows to the side and rear elevations and French style doors giving access into the rear garden and a solid roof with halogen spotlights inset plus a tiled effect laminated floor.

provides off street parking, extra off street parking could be created by sacrificing the area of lawn to the front left of the garden, the driveway leads to the integral garage.

INTEGRAL GARAGE

19'9 x 9'7 (6.02m x 2.92m)

This has an up and over door to the front and light and electricity supplied.

REAR GARDEN

It has paved patio, nice shaped area of gravel and then a shaped lawn a further patio area at the back right hand corner of the garden. There is timber fencing to the boundary with an external water tap attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

UTILITY ROOM

6'7 x 6'4 (2.01m x 1.93m)

Sitting just off the dining area in the kitchen, this has wall mounted cupboards and base units and a roll edge work surface matching those in the kitchen with a single bowl stainless steel sink and dark coloured ceramic tiled splashbacks. There is also further ceramic tiling to the floor continued through from the dining area. There is space for a tumble dryer plus a built-in cupboard housing the gas central heating boiler, a central heating radiator and double glazed door giving access to the rear garden.

GROUND FLOOR WC

6'5 x 5'0 (1.96m x 1.52m)

This space is a really good size and has the potential to be a shower room if required, it has a low flush W/C, pedestal wash hand basin with tiled splashback, ceramic tiled floor continuing through from the utility room, central heating radiator and extractor fan.

FIRST FLOOR LANDING

With access to the loft space, central heating radiator, built-in airing cupboard housing a hot water cylinder and doors leading off to the remaining accommodation.

BEDROOM 1

15'7 x 14'1 (4.75m x 4.29m)

A lovely sized large double bedroom with two double glazed windows enjoying the view to the front, two central heating radiators and fitted wardrobes providing ample hanging rail and shelving space.

EN-SUITE SHOWER ROOM

Again all immaculately presented with a three piece white suite comprising pedestal wash hand basin, a low flush W/C and shower cubicle housing a mains plumbed shower. The suite is all very smartly finished with chrome

COUNCIL TAX - Band D.

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

style fittings including a wall mounted heated towel rail. There is full ceramic tiling to the walls and further ceramic tiling to the floor with an extractor fan and central light fitment.

BEDROOM 2

14'9 x 10'4 (4.50m x 3.15m)

Another large double bedroom with a double glazed window once again to the front enjoying the view and a central heating radiator.l

BEDROOM 3

10'9 x 8'10 (3.28m x 2.69m)

Set to the back right hand side of the property with a double glazed window enjoying the view over the rear garden and a central heating radiator.

BEDROOM 4

12'7 x 8'0 (3.84m x 2.44m)

At the rear on the left with a double glazed window, once again overlooking the rear garden and having a central heating radiator.

HOUSE BATHROOM

Very smartly finished again comprising low flush W/C, pedestal wash hand basin, panelled bath with a mains plumbed shower and a brushed aluminum and glass shower screen. The suite has matching chrome fittings including a wall mounted heated towel rail, full ceramic tiling to the walls and window sill and further ceramic tiling to the floor, double glazed window to the rear, extractor fan and central light fitment.

OUTSIDE

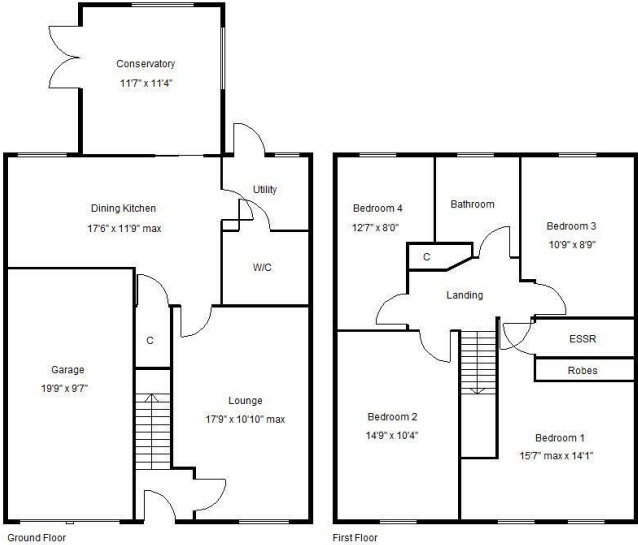
To the front of the property there is an open plan garden and driveway, garden is laid to lawn with paved access pathway leading to the left side of the property where a timber gate leads on into the rear garden. The driveway

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div><div><div>92-100</div><div>A</div></div><div><div>81-91</div><div>B</div></div><div><div>69-80</div><div>C</div></div><div><div>55-68</div><div>D</div></div><div><div>48-54</div><div>E</div></div><div><div>41-47</div><div>F</div></div><div><div>1-40</div><div>G</div></div></div> <div>83</div> <div>93</div>		<div>Very environmentally friendly - lower CO₂ emissions</div> <div><div><div>32-39</div><div>A</div></div><div><div>27-31</div><div>B</div></div><div><div>22-26</div><div>C</div></div><div><div>19-21</div><div>D</div></div><div><div>16-18</div><div>E</div></div><div><div>13-15</div><div>F</div></div><div><div>9-12</div><div>G</div></div></div> <div>Not energy efficient - higher running costs</div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	