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horton knights of doncaster



Hartland Crescent, Edenthorpe, Doncaster, DN3 2PQ
Offers Over £255,000

EXTENDED 3 BEDROOM DETACHED HOUSE / LARGE SIDE & REAR EXTENSION / SPACIOUS OPEN PLAN LIVING KITCHEN / 3 BEDROOMS PLUS SPACE FOR A 4TH / BATHROOM WITH SHOWER / CORNER GARDENS / AMPLE PARKING & GARAGE / HUNGERHILL CATCHMENT //

Benefitting from a side and rear extension, this house is bigger than you might think and therefore a viewing is essential. The accommodation benefits from a gas radiator central heating system via a combi style boiler, pvc double glazing and briefly comprises: Entrance porch into a larger hall, spacious lounge and dining room, large open plan kitchen with an informal sitting area which gives access in to the rear garden, plus a ground floor wc. On the first floor there are the 3 original bedrooms plus a large store area which could be changed to create a fourth bedroom & en-suite (subject to necessary building regs approval). Outside the property stands on a good sized plot which opens and gets wider to the rear. There is ample parking to the front and access to a small garage/workshop. Very popular residential area with access to good local schools including Hungerhill school catchment, local shops, supermarkets and access to the motorway network.

ACCOMMODATION

A pvc double glazed entrance door with matching side screens leads into an Entrance Porch,

ENTRANCE PORCH

This has a vinyl floor covering and a pvc double glazed exterior type door which leads into the Inner Hall.

HALL

12'0" x 6'4" (3.66m x 1.93m)

This has a staircase to the first floor accommodation with a deep built in understairs storage cupboard, central heating radiator, coving and a central ceiling light.

OPEN PLAN LOUNGE/ DINING ROOM

26'8" x 180 max (8.13m x 54.86m max)

This has a broad pvc double glazed window to the front and a further pvc double glazed sliding door which leads into the garden/informal sitting room. The lounge is fitted with two ceiling lights, there is coving to the ceiling, one double and one single panel central heating radiator.

GARDEN/ INFORMAL SITTING ROOM

13'8" x 7'0" (4.17m x 2.13m)

A beautiful space overlooking the property's rear garden, it has pvc double glazed windows to the side and rear elevations incorporating pvc sliding door which gives access into the garden. This opens directly into an open plan 'L' shaped dining kitchen.

OPEN PLAN KITCHEN

17'2" max x 15'0"max (5.23m max x 4.57mmax)

This is a large 'L' shaped dining kitchen, probably better demonstrated by the floor plan and photographs. Within the kitchen there is a range of high and low level units finished with an Oak coloured cabinet door, a contrasting rolled edge work surface. There is a composite style sink with contemporary style rinse mixer tap, there is a plumbing for and a recess for a dishwasher and washing machine, a broad recess suitable for a Range style cooker, a tall built-in cupboard which houses a gas fired combination type boiler which supplies domestic hot water and central heating systems. There is a further tall built-in cupboard with utility shelving. There are 3 ceiling light points, a pvc double glazed window which gives an outlook over the property's rear garden, all finished with a vinyl floor covering.

GROUND FLOOR WC

6'9" x 3'7" (2.06m x 1.09m)

This is all smartly finished with a modern two piece white suite that comprises of a low flush wc, wash basin inset to bathroom unit. There

is modern tiling, a central heating radiator, a wall mirror, coving and ceiling light. Integral door from here continues into the garage/ store.

FIRST FLOOR LANDING

8'6" x 6'1" (2.59m x 1.85m)

There is a central ceiling light, coving, an access point into the loft space via a retractable ladder and doors to the bedrooms and bathroom.

BEDROOM 1 FRONT

12'0" x 11'2" (3.66m x 3.40m)

This is a large double bedroom with a broad pvc double glazed window to the front, central heating radiator, coving and ceiling light.

BEDROOM 2 REAR

12'0 max 11'6" (3.66m max 3.51m)

A good sized second double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, central ceiling light and coving to the ceiling.

SMALL BEDROOM 3 / OFFICE

6'7" x 6'2" (2.01m x 1.88m)

This has a pvc double glazed window to the front, central heating radiator, coving and ceiling light. Presently fitted out with office style furniture, perfect for somebody working from home.

HOUSE BATHROOM

This comprises of a 3 piece white suite with a panelled bath, pedestal wash hand basin and a low flush wc. It has a separate walk-in shower cubicle, pvc double glazed frosted window, decorative tiling to all four walls, towel rail. extractor fan, built-in cupboards providing ample storage vinyl floor covering and a central ceiling light.

STORAGE SPACE

6'8" x 6'10" (2.03m x 2.08m)

This has been designed with the intention of creating an additional bedroom, if so required. It has been boarded and skimmed, there is a central heating radiator, light and power laid on. With the addition of a window it could easily become a bedroom subject to Planning Permission and Building Regulations.

ADDITIONAL FURTHER STORAGE

15'2" x 6'10" (4.62m x 2.08m)

Again this links to the bathroom and therefore could create and en-suite if required. This has a boarded floor and light laid on.

OUTSIDE

The property stands on an attractive plot, the front is all block paved and provides ample car standing for several vehicles and in turn leads to a

workshop/garage perfect for motorbikes bicycles etc. There is gated access to the side which continues and leads round into the property's rear garden.

REAR GARDEN

This is block paved with a central artificial lawn, all designed for easier and lower maintenance. There is a decorative rear boundary with ornate stones and trees providing screening during the Summer months. There is a timber built pergola creating a lovely seating area. There are several timber shed stores perfect for garden furniture etc, external lighting, external power and external water laid on.

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 system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band B

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.

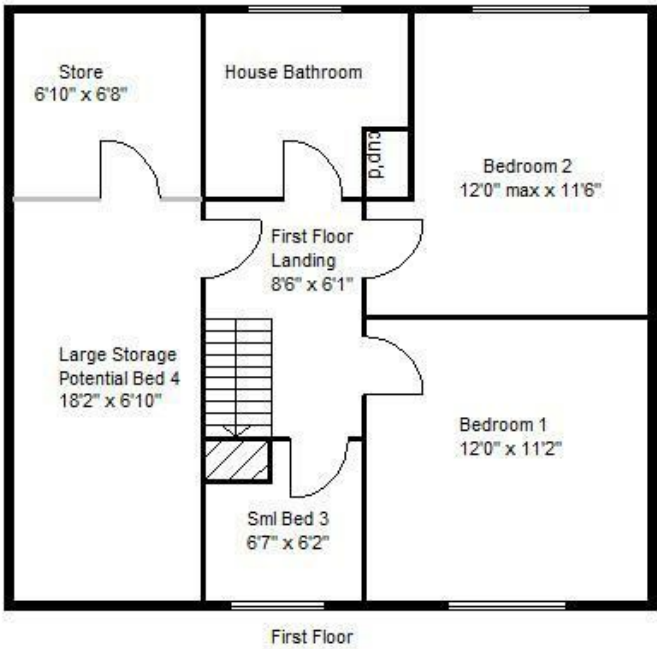
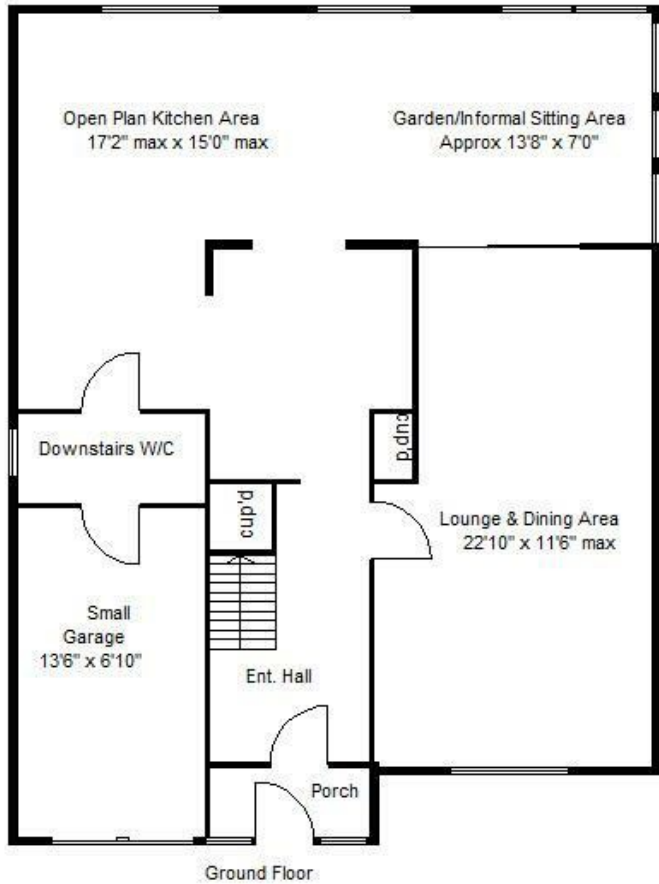
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of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		