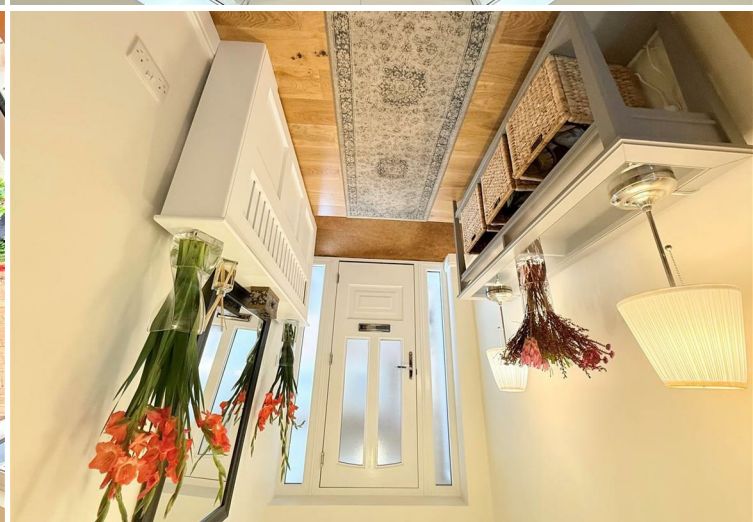
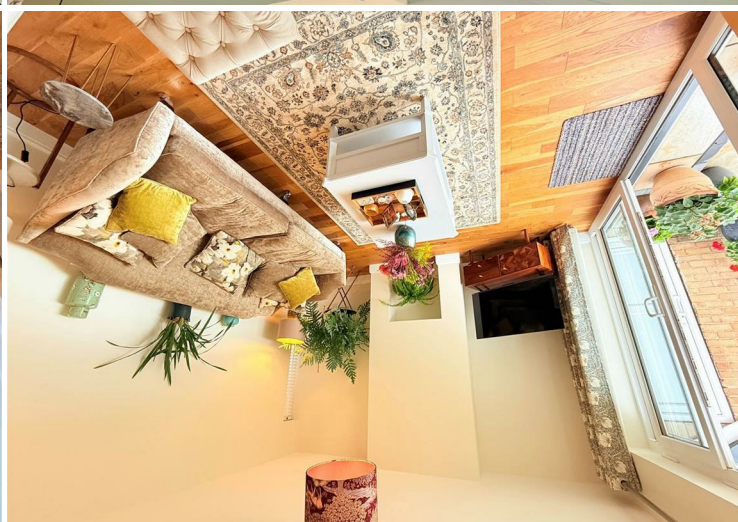
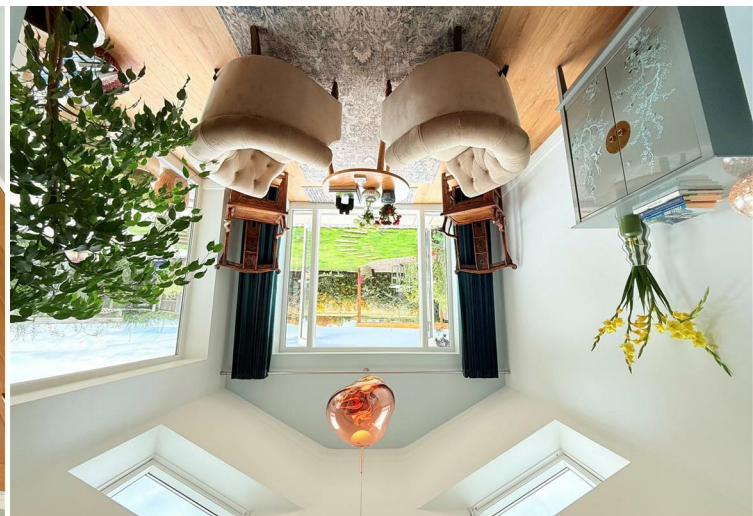
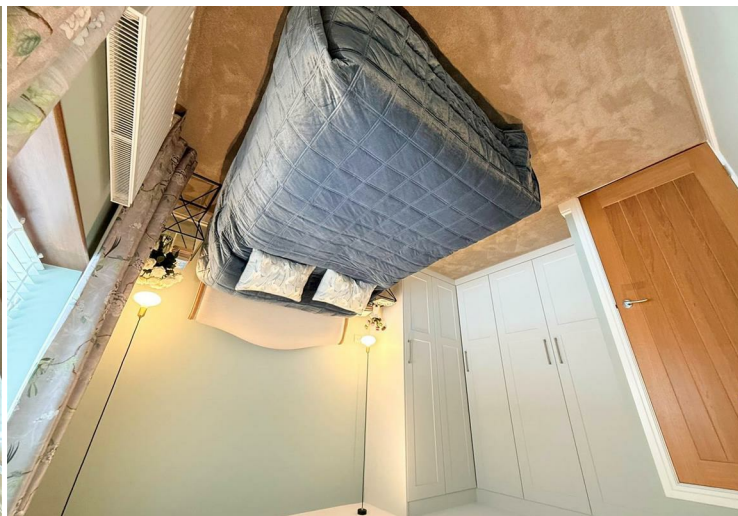
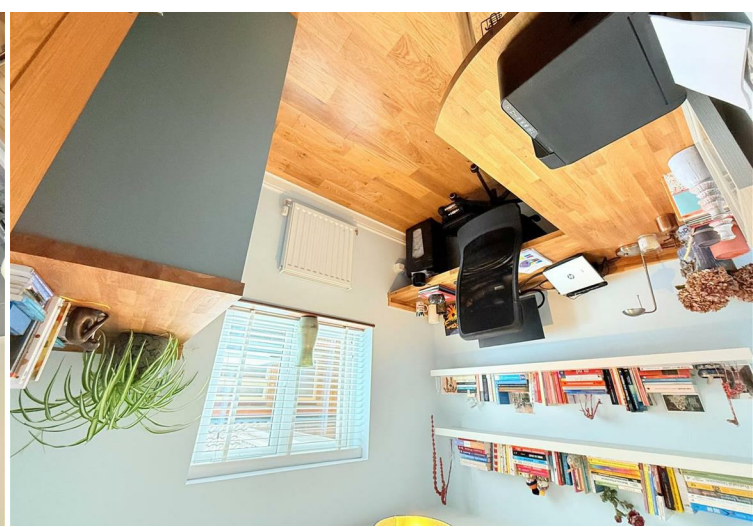
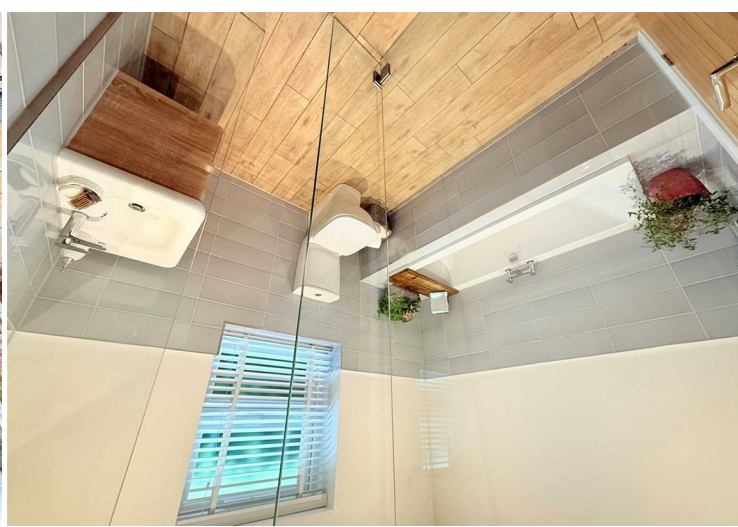
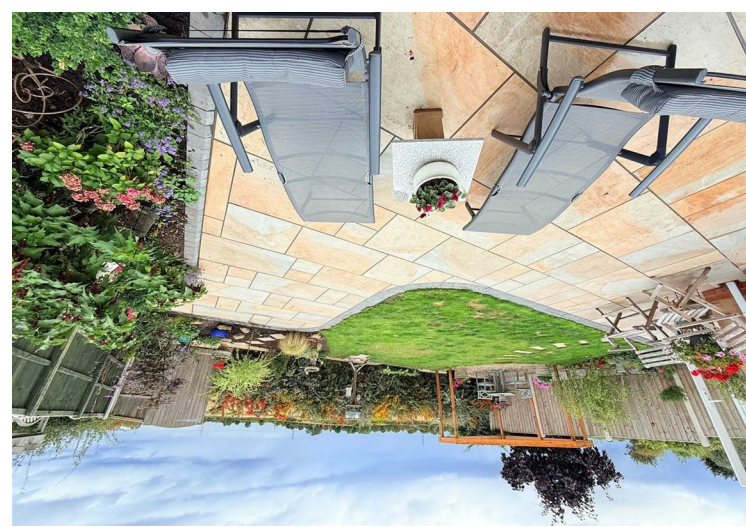




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Saffron Crescent, Tickhill, Doncaster, DN11 9RU
Guide Price £400,000 - £425,000

GUIDE PRICE £400,000 - £425,000

Tucked away in one of Doncaster's well sought after villages, this detached bungalow sits right on the edge of Tickhill. It has undergone a scheme of renovation and extension work by the current owners to create a simply stunning and beautiful property which is in ready to move into condition. It benefits from gas fired central heating and pvc double glazing throughout and comprises: Reception hall, sitting room, a beautiful dining kitchen with contemporary units and integrated appliances. A garden room extension which really shows off the open views to the rear, 2 double bedrooms and a good sized third bedroom/home office and a luxury house bathroom. Outside the property has ample off street parking to the front with an attached garage and an enclosed rear garden which has a gate onto the fields at the rear. The location is stunning and to add to this all of Tickhill's many amenities and we feel you have the perfect blend. Viewing is highly recommended to appreciate the size, quality and location on offer with this particular home.

ACCOMMODATION

A double glazed composite style door with pvc double glazed side screens gives access to:

ENTRANCE HALL WAY

19'0" max x 10'8" max (5.79m max x 3.25m max)

A nice large entrance hall with a central heating radiator with a decorative cover, attractive engineered wood floor and a built-in cupboard providing useful storage space. Doors lead off to the remaining accommodation.

SITTING ROOM

12'10" max x 11'9" max (3.91m max x 3.58m max)

This is a really beautiful room situated at the rear of the property to give the full benefit of the garden and the open views beyond. There is a vertical pvc double glazed window to the front with pvc double glazed sliding doors and windows letting in plenty of natural light to the rear. Once again, there is an engineered wood floor and a central heating radiator with a decorative radiator cover.

DINING KITCHEN

22'2" max x 10'6" max (6.76m max x 3.20m max)

The dining kitchen is immaculate in its presentation and has a range of light dove grey Shaker style wall mounted cupboards and base units with brushed aluminium handles and a beautiful quartz work surface incorporating a single bowl sink with brushed aluminium mixer tap. The integrated appliances on offer include brushed stainless steel and glass fronted electric fan assisted oven and grill, a full length fridge, dishwasher, washing machine and 5 ring induction hob set into the quartz work surface. There is a low maintenance wood style floor with 2 pvc double glazed windows to the rear and 3 pvc double glazed velux windows letting in yet further light with white finished LED spotlights to the ceiling and a generous dining area with breakfast bar forming part of the kitchen and a further central heating radiator with a decorative cover. A square opening leads to the extended section of the property and the garden room.

GARDEN ROOM

11'1" x 9'10" (3.38m x 3.00m)

Giving the outlook to the rear of the property, the garden room is an essential addition and really does enhance the whole home. It has 2 pvc double glazed velux windows to the left and right elevations and has the wood style flooring continued through from the dining area, a feature vertical dove grey radiator and a large pvc double glazed picture window to the right hand side and double glazed French style doors and side screen to the rear, letting in a flood of natural light but also giving views over the garden and the beautiful open views beyond.

PRINCIPLE BEDROOM

13'4" max x 10'5" max (4.06m max x 3.18m max)

As with the rest of the property this is beautifully presented. There is a pvc double glazed window to the front, a double panelled central heating radiator, white LED spotlights to the ceiling, fitted Shaker style wardrobes providing ample hanging rail, shelving and internal drawers plus a beautiful contemporary style light fittings.

BEDROOM 2

10'3" x 9'6" (3.12m x 2.90m)

Another nice double bedroom with a pvc double glazed window to the front and a double panelled radiator.

BEDROOM 3/OFFICE

9'1" x 7'3" (2.77m x 2.21m)

Currently used as a home office, this is another lovely size room, it has Oak block desk area, a bespoke built cupboard which again has Oak block on the top and Shaker style doors with a double panel central heating radiator, a pvc double glazed window to the side and engineered wood flooring continued through from the entrance hall.

BATHROOM

Again simple luxury is the order of the day in this room with a beautiful 4 piece suite comprising of a low flush wc, wall mounted wash hand basin set into vanity unit with soft closed wood effect drawers, a wall mounted heated towel rail and a pvc double glazed window to the side elevation. A beautiful brushed stainless steel and glass shower cubicle with a mains plumbed shower and a bath with tiled surround and splashbacks. The grey tiling continues to all of the splashback areas including the window sill which has a brushed aluminium trim. There is a wood style ceramic tiled floor with white LED spotlights, an extractor fan plus excellent use of a light funnel to add natural light during the day time

OUTSIDE

To the front of the property there is an open plan lawned garden with a tarmacked driveway neatly edged with block paving, the driveway providing off street parking for 2/3 vehicles. The driveway leads to an attached brick built garage and Portico with an electric roller shutter style door, there is also a personnel door to the back left of the garage and this also houses the consumer unit and the gas central heating boiler.

REAR GARDEN

The rear garden is beautifully peaceful and tranquil given the open views beyond. It has a large patio finished with beautiful porcelain which has lots of different subtle shades with a shaped lawn, a gravel pergola area and various flower beds, well stocked with a variety of flowering plants and shrubs. There is a concrete post and timber fencing and amongst other things Hawthorn hedging to the rear. The views are spectacular and must be seen to be appreciated.

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 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.

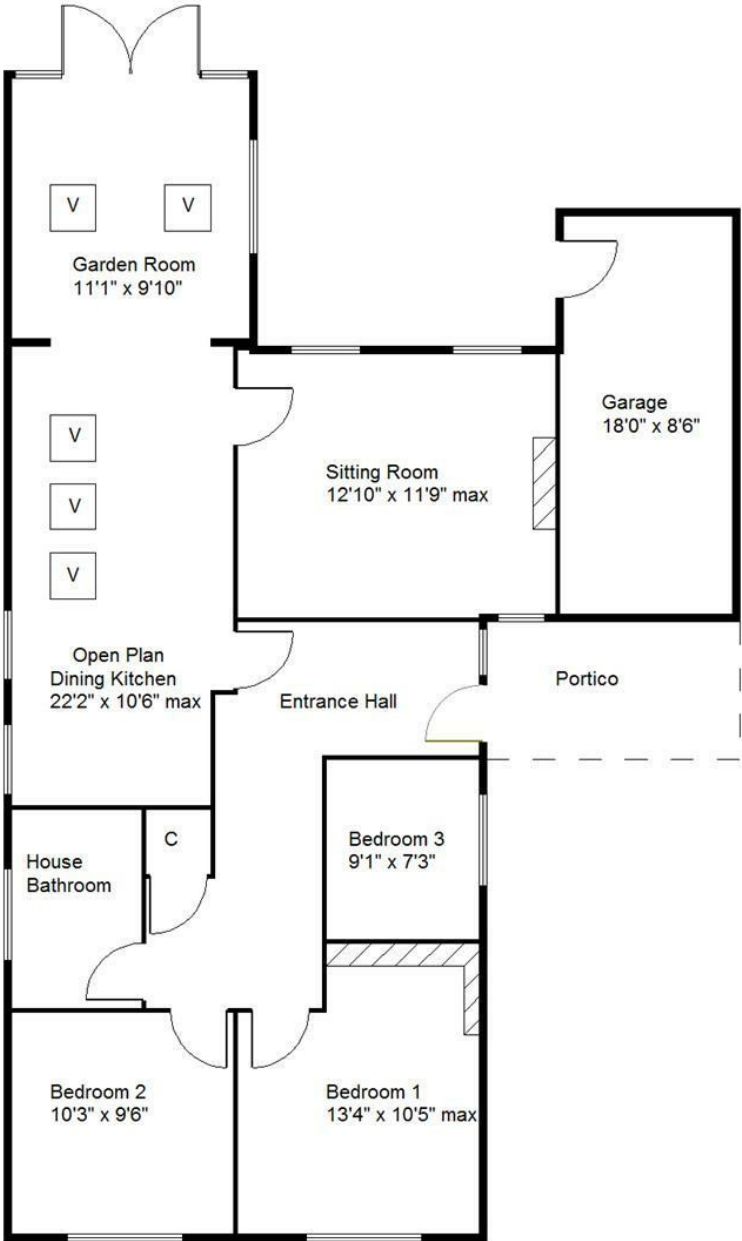
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	