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Rowena Drive, Scawsby, Doncaster, DN5 8QU
Offers Over £150,000

A 2 BEDROOM SEMI-DETACHED HOUSE / ATTRACTIVE GARDENS WITH AMPLE OFF-ROAD PARKING / MODERN PVC DOUBLE GLAZING / GAS CENTRAL HEATING / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / PRICED TO SELL / VIEWING RECOMMENDED //

This smartly presented two bedroom semi-detached house offers ready to move into living. It has a modern gas combination type boiler, modern PVC double glazing and briefly comprises: Entrance hall with stairs to first floor; lounge, separate dining/living area and a modern fitted kitchen with integrated appliances; first floor landing, two good sized bedrooms both with wardrobes and a beautiful modern shower room. Outside are good sized gardens, the front offers gated off road parking, whilst the rear is all enclosed and mainly paved with decorative flower beds and borders and a small lawned area to the far end. Well placed with access to local amenities included a good variety of local shops, good schools and access to the A1 and motorway network.

FRONT ELEVATION

A composite type double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, central heating radiator, ceiling light, smoke alarm and door into a front facing lounge.

LOUNGE

14'0" max x 9'9" max (4.27m max x 2.97m max)

Attractive and well presented room, which sets the theme for the remainder of the house. It has a broad PVC double glazed bow window to the front, a central heating radiator, modern wood effect vinyl flooring, ceiling light and broad opening that leads into a separate dining/ living space.

DINING / LIVING ROOM

17'2" max x 9'6" (5.23m max x 2.90m)

This has two PVC double glazed double opening doors that lead out onto the rear garden, two central heating radiators, continuation of the wood effect vinyl flooring and access to a deep understairs storage cupboard. There is a PVC double glazed bay window.

FITTED KITCHEN

8'10" x 7'2" (2.69m x 2.18m)

All smartly finished with a range of modern high and low level units finished with a mid-grey coloured cabinet door, coordinating work surface, there is a four ring gas hob with extractor hood, integrated oven, plumbing for an automatic washing machine and room for an under counter fridge. There is a single drainer stainless steel sink unit, PVC double glazed window, PVC double glazed exterior door and a kick space style heater.

FIRST FLOOR LANDING

From here there is an access point into the loft space, PVC double glazed window, smoke alarm, ceiling light and doors to the bedrooms and shower room.

BEDROOM 1

13'8" x 10'0" (4.17m x 3.05m)

A large double bedroom as evidence by the room measurements. It has a broad PVC double glazed window to the front, a central heating radiator, ceiling light, a walk in style wardrobe with hanging rail and shelving plus a further tall built-in cupboard.

BEDROOM 2

10'9" x 9'6" max (3.28m x 2.90m max)

A good sized second bedroom, this has a PVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes concealing hanging rail with storage with ceiling to floor sliding doors. It has a built in cupboard alongside which also houses a gas fired combination type boiler which supplies the domestic hot water and heating systems.

SHOWER ROOM

All smartly finished with a modern white suite which comprises of shower enclosure with independent electric shower unit, floating wash hand basin and low flush W/C. There is modern tiling to the walls, a PVC double glazed window, contemporary style towel rail/radiator, ceiling light and extractor fan.

OUTSIDE

The property stands on a nice plot, it is quite wide to the front and tapers slightly to the rear. To the front there is a lawn with double gates which open on to a block paved driveway which provide off road parking, this continues part way along the side. A pedestrian walk way continues into a gated rear garden.

REAR GARDEN

This is all blocked paved with ornamental borders stocked with a variety of shrubs and plants, there is fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age TBC.

HEATING - Gas radiator central heating. Age of boiler approx 2018.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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.

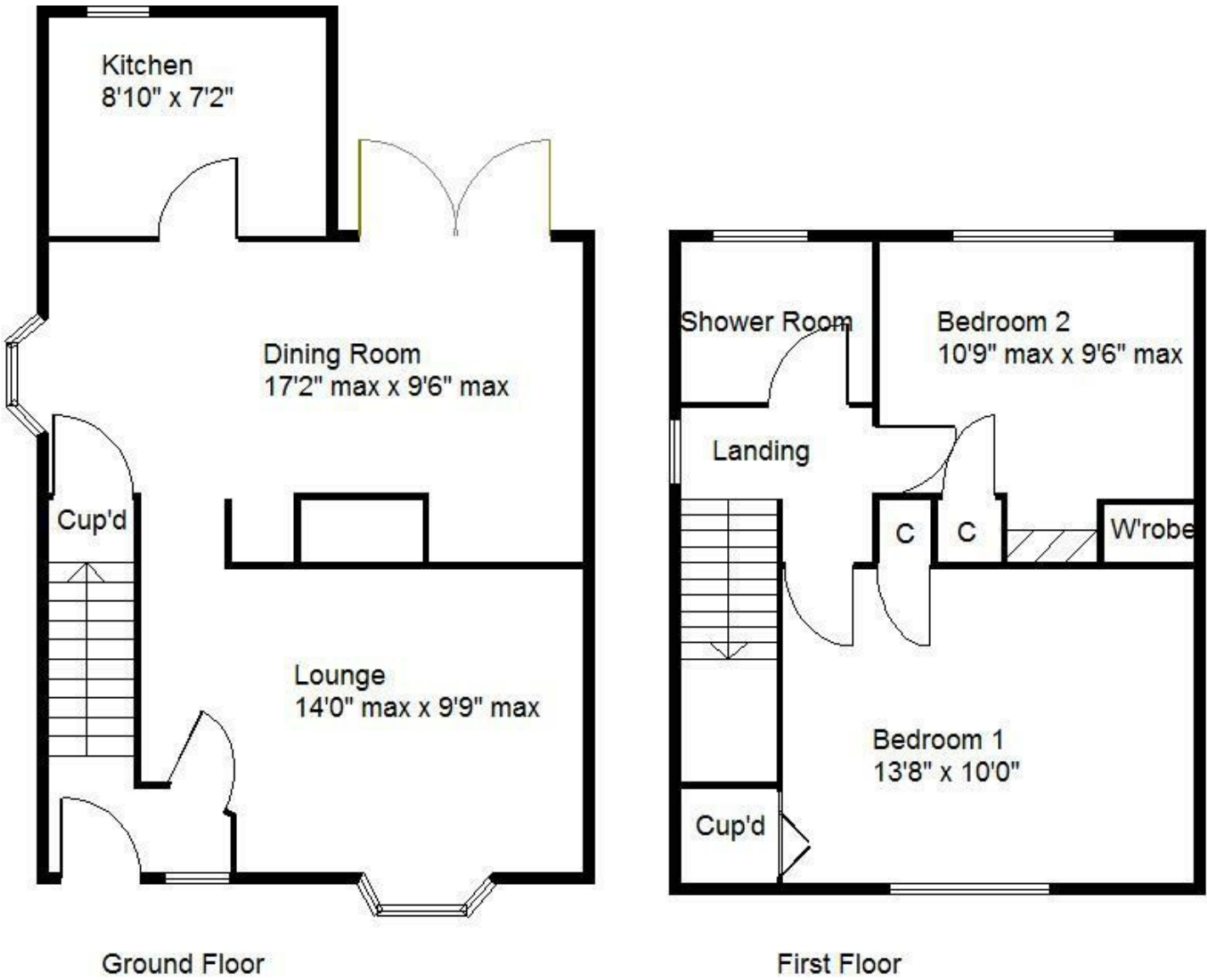
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however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and 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

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