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Malvern Road, Intake, Doncaster, DN2 6JJ
Guide Price £190,000

IMMACULATE 3 DOUBLE BEDROOM SEMI-DETACHED HOUSE / GORGEOUS OPEN PLAN LIVING ARRANGEMENT / MODERN KITCHEN WITH INTEGRATED APPLIANCES / CONTEMPORARY SHOWER ROOM / WELL TENDED GARDENS/ OFF ROAD PARKING /INTERNAL VIEWING RECOMMENDED //

An internal inspection is highly recommended to fully appreciate the interior styling and open plan layout of this 3 double bedroom semi-detached house. Beautifully presented throughout, It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with glass balustrade, a large contemporary 'L' shaped open plan living/dining/kitchen, a separate utility room and ground floor W/C. On the first floor there are three double bedrooms and a beautiful contemporary shower room. Outside are attractive gardens, the front provides gated off road parking. Beautiful landscaped rear garden. Popular residential location with good access to local amenities and the city centre therefore, early viewing is recommended. FIRST TO VIEW WILL PROBABLY BUY.

ACCOMMODATION

A modern composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is all beautifully presented and sets the theme for the remainder of the property. It has a feature glass balustrade staircase with understairs storage, a PVC double glazed window, central heating radiator, laminate floor covering, central ceiling light and doors leading to the lounge.

LOUNGE

12'6" x 10'6" (3.81m x 3.20m)

An attractive open plan living space, there is a deep PVC double glazed bay window to the front, modern laminate floor covering, central ceiling light, central heating radiator and coving to the ceiling. This opens up directly into a dining area.

DINING AREA

12'0" x 10'0" (3.66m x 3.05m)

To the far end there are PVC double glazed double opening doors that lead out on to the rear garden, a continuation of the laminate flooring and a peninsula style breakfast bar creates a room divide.

KITCHEN AREA

11'0" x 10'0" (3.35m x 3.05m)

The kitchen itself is all beautifully finished with a range of high and low level units finished with a mid-grey coloured cabinet door, a coordinating work surface with a 4 ring ceramic hob, extractor hood above and an integrated oven beneath. There is a

one and half bowl stainless steel sink unit with mixer tap, double panelled central heating radiator, a continuation of the laminate flooring, inset spot lighting to the ceiling, PVC double glazed window and a door that continues in to a coordinating utility room.

UTILITY ROOM

11'3" x 6'8" (3.43m x 2.03m)

Again all smartly finished it has a single bowl sink unit with rinse style tap, plumbing for automatic washing machine, room for tumble drier, fridge/freezer etc. There is a central heating radiator, PVC double glazed exterior door and a central ceiling light. A door from here continues to a ground floor W/C.

GROUND FLOOR W/C

All smartly finished with a low flush W/C, PVC double glazed window, laminate flooring and a central ceiling light.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, access point into the loft space, smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1

12'02 x 11'2" (3.71m x 3.40m)

A large double bedroom it has a PVC double glazed window to the front, central heating radiator and ceiling light.

BEDROOM 2

11'6" max x 11'0" (3.51m max x 3.35m)

A good sized second bedroom it has a PVC double glazed window looking out to the rear, central heating radiator and central ceiling light.

BEDROOM 3

9'8" x 8'4" (2.95m x 2.54m)

A comfortable sized third bedroom (as evidenced by the room measurements) still large enough to hold a double bed, it has a PVC double glazed window looking out to the rear, central heating radiator and a central ceiling light.

SHOWER ROOM

The house bathroom has all been upgraded and reconfigured to create a contemporary shower room. This has a corner shower enclosure with a mains plumbed thermostatic shower including a rainfall shower head, a wash basin inset in to a vanity unit and a low flush W/C. It has modern tiles to the walls and coordinating floor tiles, contemporary style towel rail/radiator, PVC double glazed window, inset spot lighting to the ceiling, extractor fan and a utility cupboard.

OUTSIDE

The property stands on an attractive plot, there is a dropped kerb which gives access to a gated drive, this has been block paved, there is a feature lawn with brick walling and wrought iron railing to the perimeters. A gated access to the far side continues and leads in to the rear garden which can also be accessed from the rear of the dining area.

REAR GARDEN

The rear garden is a good size, it is all well maintained, it has concrete posts and timber fencing to the perimeters. A large stone paved patio and sitting area extends plus an ornamental lawn.

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 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.

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 www.hortonknights.co.uk

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