

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**

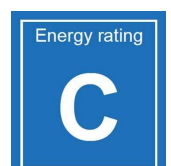


**8 STONEGATE CLOSE, BLAXTON,
DONCASTER, DN9 3BJ**

• An extended and remodelled Semi-Detached Bungalow with 2 Double Bedrooms •
Excellent Kitchen with integrated appliances • Stylish Bathroom • Sun Room addition • Gas
Central Heating • PVCu Double Glazing • Detached Brick Garage • Replacement internal
joinery • PVC eaves • Highly recommended •



£ 210,000



A traditional and popular style of Semi-Detached Bungalow which offers extended, modernised and beautifully presented accommodation with the benefit of:

- **PVCu Double Glazed Windows and Doors.**
- **Conservatory with Supa Lite roof.**
- **Replacement oak style internal doors.**
- **Replacement oak skirtings and architraves.**
- **Superior refitted Kitchen.**
- **Stylish fully tiled Bathroom.**
- **Porcelain tiled floors to Kitchen and Bathroom**
- **Engineered handscraped oak flooring.**

Occupying a quiet cul-de-sac location within an established residential development just off Thorne Road (A614). Blaxton lies about 7 miles east of Doncaster City Centre and 7 miles from junction 3 of the M18.

ACCOMMODATION

(all measurements are approx. only)

Ground floor

SIDE ENTRANCE to the:

LOUNGE/DINING (about 5.13m x 3.45m) with front facing window, granite surround contemporary fireplace with coal effect gas fire, radiator and oak flooring.

SUPERB KITCHEN (about 4.0m x 2.2m) including excellent range of flat-panel fronted units with Silestone work tops including Neff oven, hob and extractor fan. Integrated dishwasher, fridge/freezer, complementary porcelain floor tiling and under cupboard heating. Front facing window, side external door and inset ceiling lighting.

INNER HALL with store cupboard and oak flooring.

BEDROOM 1 (about 3.95m x 2.70m) with radiator, built in wardrobes, oak flooring and rear garden outlook.

BEDROOM 2 (about 3.0m x 2.96m) with radiator, built in wardrobes and oak flooring. Double doors to:

SUN ROOM (about 3.16m x 2.18m) being PVCu double glazed with 'perfect fit' blinds, tiled flooring, covered radiator and access to rear garden.

BATHROOM (about 1.92m x 1.7m) having been refitted and with fully tiled walls, white suite comprising bath with shower over, wash basin and w.c. Towel radiator and porcelain tiled floor.

OUTSIDE

Front Lawned Garden.

Long side driveway with parking space for several cars.

Detached Brick and Tiled Garage with light and power.

Enclosed Rear Garden of easily managed size with paved patio, lawn and gated access to driveway. External lighting and water tap.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating system.

COUNCIL TAX

Band B.

TENURE

Freehold.

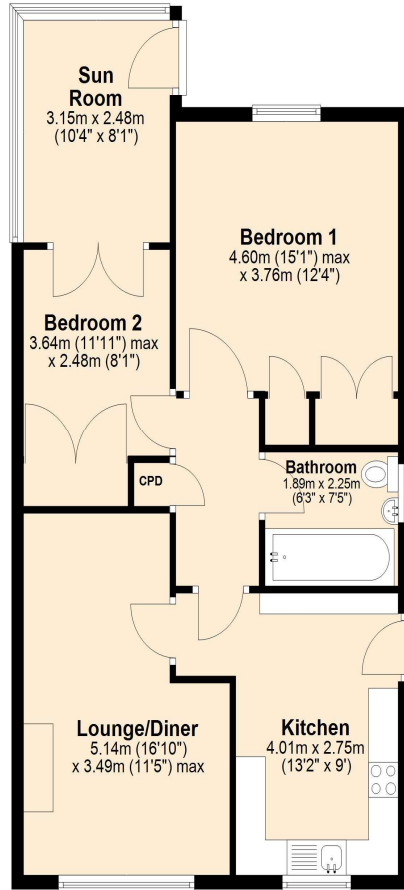
VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.



Ground Floor

Approx. 71.4 sq. metres (768.5 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)

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