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Belvoir Avenue, Barnburgh, Doncaster, DN5 7EX

Guide Price £205,000

PRETTY VILLAGE SETTING / 3 BEDROOM SEMI DETACHED FAMILY HOME / REAR LOBBY & UTILITY EXTENSION / OPEN PLAN DINING KITCHEN / MODERN SHOWER ROOM / DETACHED GARAGE PLUS AMPLE PARKING / ROOFTOP VIEWS TOWARDS THE CHURCH / VIEWING ESSENTIAL //

An early internal inspection is highly recommended on this 3 bedroom semi detached family home. Beautifully positioned in this picturesque rural village, with pretty roof top views towards the village church. The property benefits from a gas radiator central heating system via a combi type boiler, pvc double glazing and briefly comprises: Entrance hall, spacious square shaped lounge, open plan dining kitchen and a rear lobby/utility room. First floor landing with access to a fully boarded loft, 3 bedrooms, and a modern shower room. Outside are attractive gardens, with ample parking to the front and a detached garage, whilst to the rear there is a pretty garden with a view towards the village church. The village has a range of amenities, including a primary school, a post office, a village hall, and a pub plus there is easy access to neighbouring towns.

ACCOMMODATION

A PVC double glazed entrance door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, wall light and door leading into the lounge.

LOUNGE

14'4" x 13'0" (4.37m x 3.96m)

An attractive square shaped room with a broad PVC double glazed bow window to the front, a feature fireplace with an electric fire inset, central heating radiator, coving, central ceiling light and deep built-in understairs storage cupboard. From here double doors open and lead into a now open plan dining/kitchen.

OPEN PLAN DINING KITCHEN

17'6" x 8'8" (5.33m x 2.64m)

The kitchen area is fitted with a range of high and low level units finished with a roll edge work surface, there is tiled splashbacks, A one and half bowl composite style sink with mixer tap, a recess suitable for an electric cooker, a further recess suitable for an under counter fridge. PVC double glazed window, central heating radiator. Within the dining area there is a broad PVC double glazed window with an outlook over the rear garden, a further double panelled central heating radiator, central ceiling light and coving to the ceiling.

UTILITY ROOM

7'9" x 4'4" (2.36m x 1.32m)

A useful addition it is PVC double glazed with a PVC double glazed door, there is plumbing and space for washing machine, freezers etc., finished with inset spot lighting to the ceiling.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access via a pull down timber ladder which leads into boarded and lined loft storage space. There is a central ceiling light and doors leading to the bedrooms and bathroom.

BEDROOM 1

11'3" max x 11'3" (3.43m max x 3.43m)

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

BEDROOM 2

11'3" x 10'3" (3.43m x 3.12m)

A good sized second double bedroom, it has a range of fitted wardrobes spanning the length of one wall, a PVC double glazed window, central heating radiator and a ceiling light.

BEDROOM 3

7'2" x 7'1" (2.18m x 2.16m)

A comfortable sized bedroom, it has a PVC double glazed window to the front, central heating radiator, ceiling light. presently fitted out with office furniture.

SHOWER ROOM

The original bathroom has been reconfigured over the years and now creates a modern shower room. it has a low level walk in shower enclosure including a glazed shower screen and independent electric shower, matching wash hand basin and low flush W/C, contemporary style radiator/towel rail, PVC double glazed window, modern waterproof walls and ceiling with inset spot lighting, extractor fan and laminate floor covering.

OUTSIDE

The property stands on an attractive plot, to the front there is a dropped kerb which leads to a concrete driveway with a further pebbled area to the side which provides additional off road parking. There are decorative flower beds and borders. A pedestrian gate gives access into the rear garden.

REAR GARDEN

This is a good size, all enclosed with hedging to the perimeters it is mainly lawned with shaped flower beds and borders stocking a variety of shrubs and plants. There is a paved patio and sitting area which extends round to the rear and back of the garage where there are further flower beds.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band B

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.

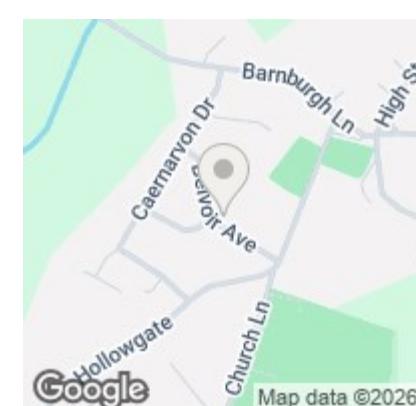
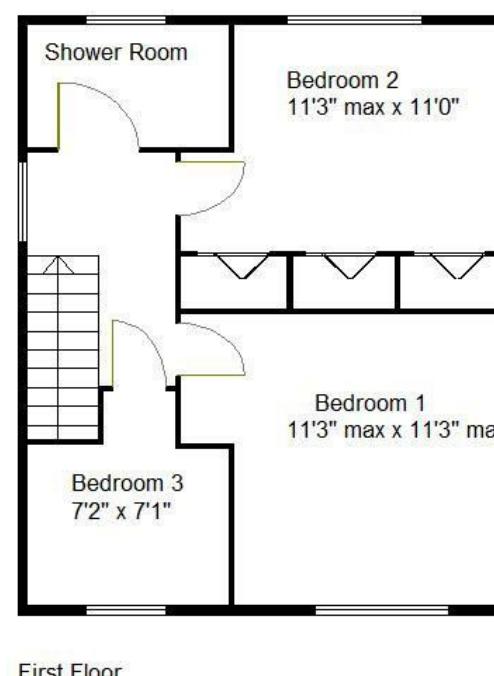
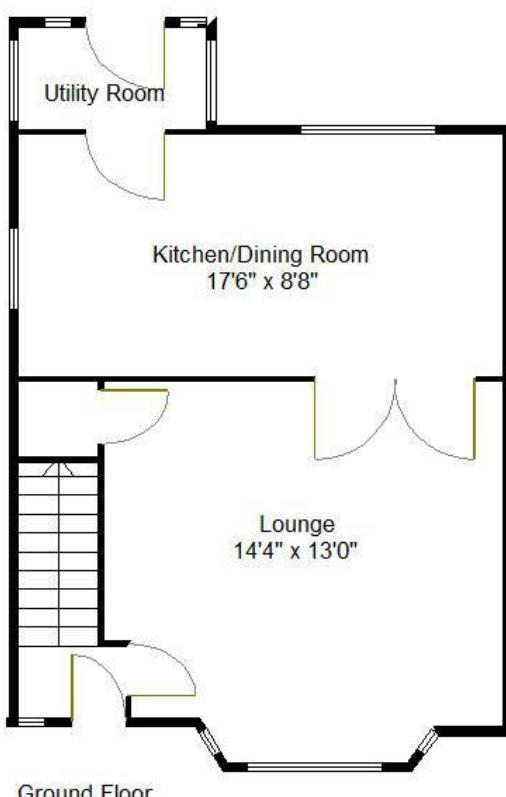
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prospective buyers are kindly asked to take specific advice from their professional advisors.

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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		82	
EU Directive 2002/91/EC		66	