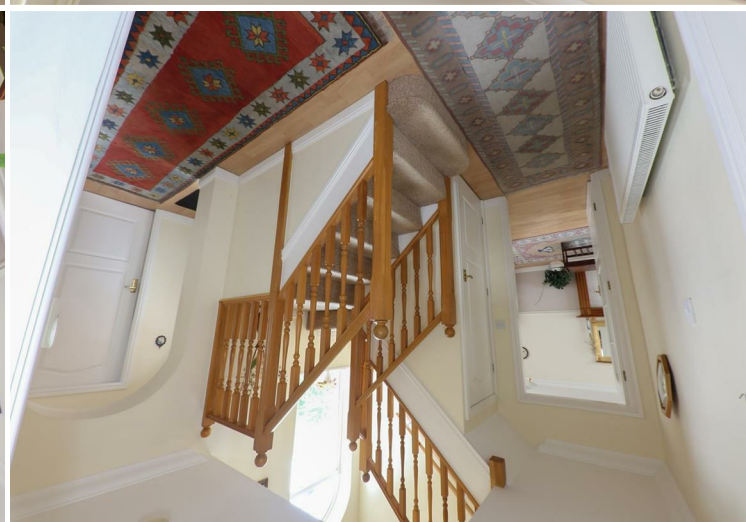
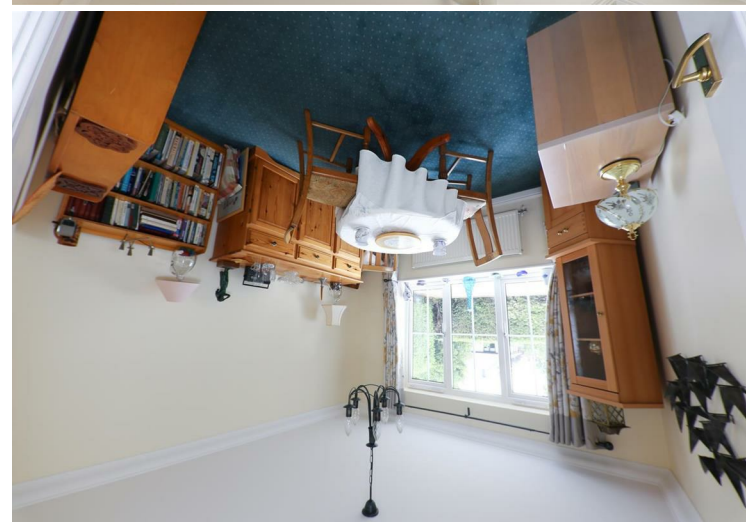
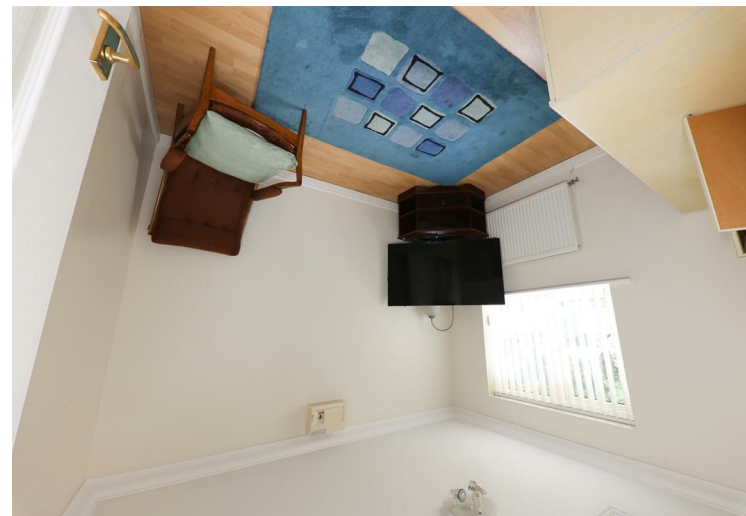




horton knights of doncaster

sales
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Thorne Road, Doncaster, DN2 5AP
Asking Price £315,000

A LARGE 4 BEDROOM DETACHED HOUSE / AMPLE PARKING & DETACHED DOUBLE GARAGE / GOOD SIZED GARDENS / LOVELY POSITION WITH ACCESS TO THE HOSPITAL AND CITY CENTRE / 3 RECEPTION ROOMS / 4 GOOD SIZED BEDROOMS / EN-SUITE TO MAIN BEDROOM / EARLY VIEWING RECOMMENDED //

A large four bedroom detached house with a detached double garage and ample gardens. The property has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall with feature staircase, downstairs wc, lounge, dining room, study or home office, fitted kitchen with integrated cooking appliances and a utility room. On the first floor there are 4 good sized bedrooms, en-suite shower room to the main bedroom plus a house bathroom. Outside are good sized gardens ample parking and a double garage. Well placed with access to amenities including the hospital, local shops and amenities on Thorne road, Wheatley Shopping Park and the City Centre. Priced to sell and therefore early viewing is recommended.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is a large L shaped hall with the feature staircase giving access to the first floor accommodation, a deep built-in cloaks cupboard with a further tall built-in understairs storage cupboard. A part glazed door from here leads through into a spacious lounge.

LOUNGE

22'1" x 11'8" (6.73m x 3.56m)

This has a pvc double glazed bay window at the front and further pvc double glazed double opening doors into the rear garden, two central heating radiators, a modern laminate flooring, a feature fireplace with a living flame gas fire inset. Coving to the ceiling, dado rail and two central ceiling lights.

DINING ROOM

9'9" x 9'7" (2.97m x 2.92m)

A good size second reception room. It has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, a central ceiling light and coving to the ceiling

OFFICE

9'8" x 8'42 (2.95m x 2.44m)

A very useful additional room. It has a pvc double glazed window to the front, central heating radiator, modern laminate flooring, ornate cornicing and a central ceiling light.

BREAKFAST KITCHEN

13'2" x 8'3" (4.01m x 2.51m)

The kitchen is fitted with a range of high and low level

units, finished with a roll edge work surface. There is a tiled splash back, a one and a half bowl resin type sink with a mixer tap, a recess suitable for electric cooker with an extractor hood above. There's plumbing for a dishwasher, the work surface extends to provide a breakfast bar, tiled flooring, a central heating radiator, inset spot lighting to the ceiling, two pvc double glazed windows to the rear and side elevations and door into a separate utility room.

UTILITY ROOM

This has a range of matching base and wall units, a coordinating work surface, a single drainer stainless steel sink unit and plumbing for automatic washing machine and tumble dryer etc. There is a wall mounted gas fired boiler which supplies domestic water and central heating systems, pvc double glazed exterior door, and window and a tiled floor covering.

DOWNSTAIRS WC

Fitted with a two piece white suite, pvc double glazed window and a central heating radiator.

LANDING

As previously described a returned style staircase leads to the first floor landing.

There is a feature arched window to the front, ornate cornicing, an access point into loft space, ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

12'42 x 11'9" max (3.66m x 3.58m max)

A large double bedroom with a comprehensive range of fitted wardrobes concealing hanging rail and storage. A pvc double glazed window, central heating radiator and a central ceiling light. Shower room

EN-SUITE SHOWER ROOM

Fitted with a three piece white suite that comprises of a walk-in shower enclosure with mains plumbed shower, a wash basin set into vanity unit and matching low flush wc. There's tiling to the four walls, a central heating radiator, coving, inset spot lighting and an extractor fan.

BEDROOM 2

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

A good sized second double bedroom. It has a pvc double glazed window with an outlook into the garden, a central heating radiator, laminate flooring, built-in wardrobes spanning the length of one wall concealing hanging rail and storage, ornate cornicing and a central ceiling light.

BEDROOM 3

11'10" x 9'3 max into bay (3.61m x 2.82m max into bay)

Has the benefit of a feature bay window which has an outlook to the front, central heating radiator, ornate cornicing and a central ceiling light.

BEDROOM 4

9'1" x 7'10" (2.77m x 2.39m)

Presently displayed and used as a dressing room. It has a range of fitted wardrobes spanning the length of one wall, a pvc double glazed window, central heating radiator, coving and a ceiling light.

BATHROOM

Smartly finished with a modern white suite that comprises of a panelled bath with mixer shower over, a pedestal wash hand basin and a low flush wc. There is tiling to the four walls, vinyl floor covering, central heating radiator, pvc double glazed window, inset spotlight into the ceiling, extractor fan and a fused shaver point.

OUTSIDE

Outside the property stands on a larger than average plot, the front is mainly lawned with a gated access onto a double width drive which in turn leads to a double brick garage. There's a brick wall along the front perimeter and fencing to the sides.

DOUBLE GARAGE

Brick built, it has twin up and over doors, power and light laid on.

REAR GARDEN

The rear garden again a good size. It has a paved patio which extends across the rear elevation and leads to a larger lawn all nicely enclosed with hedging fencing to the perimeters. The rear of the garage there's a further pebbled or hard landscaped garden area which could be further cultivated if so required.

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 5500 mbps and upload speeds of up to 5500 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 a n d 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

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

