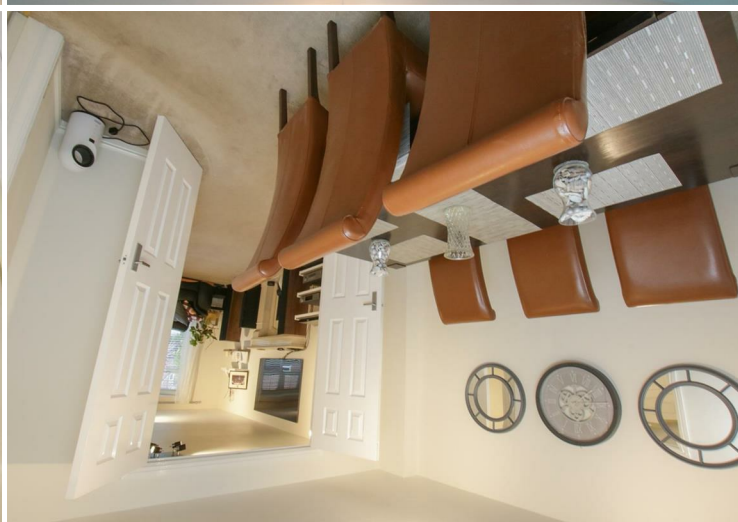
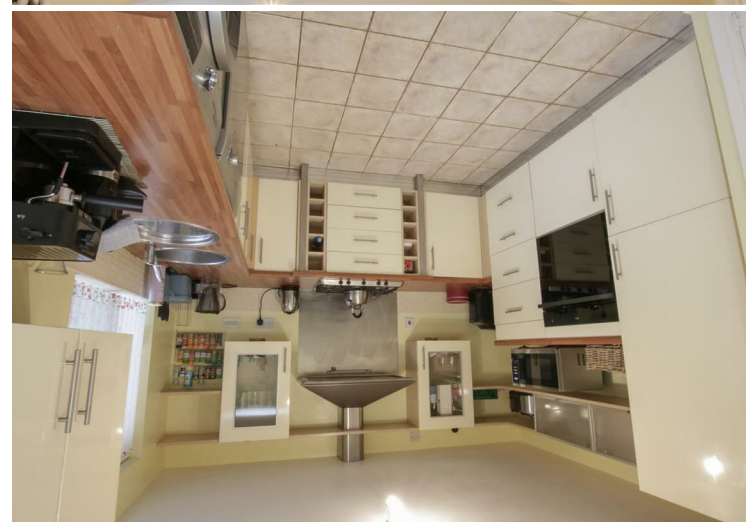
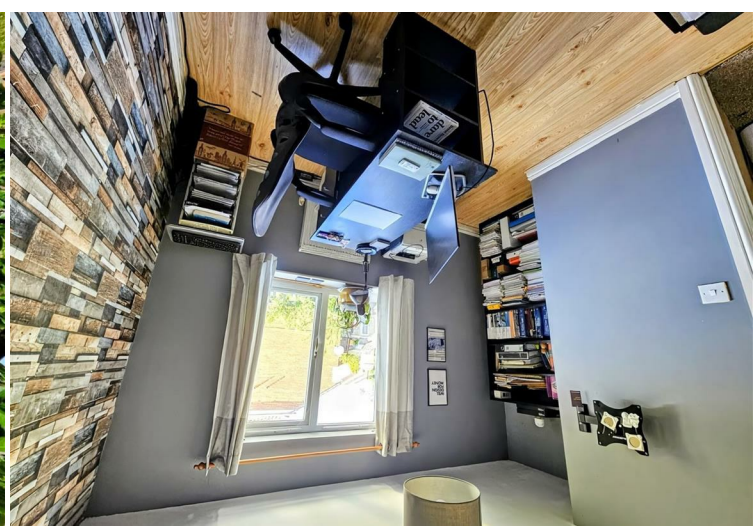
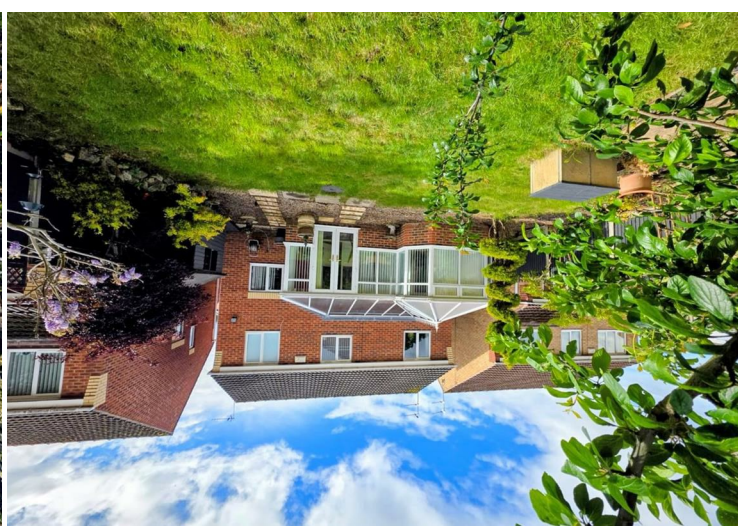
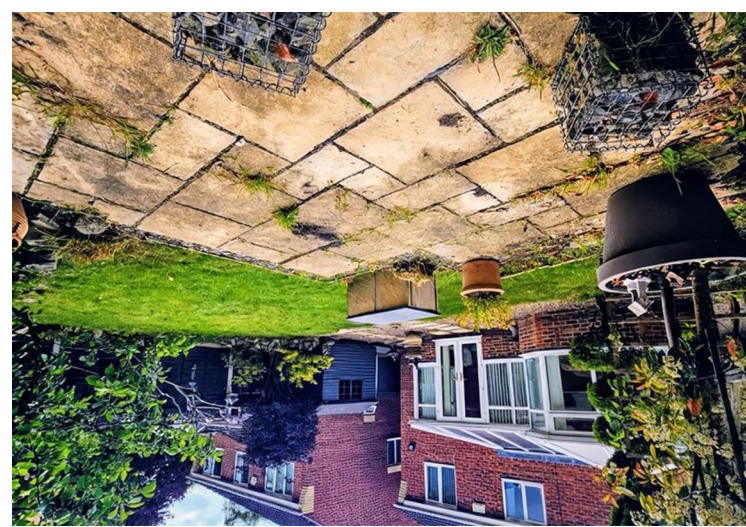




horton knights of doncaster

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Brander Close, Balby, Doncaster, DN4 8TL
Offers Over £320,000

ATTRACTIVE 4 BEDROOM, 3 BATHROOM DETACHED HOUSE / MODERN LIVING / 2 SEPARATE RECEPTION ROOMS / FITTED BREAKFAST KITCHEN / LARGE PVC CONSERVATORY / 4 GOOD SIZED BEDROOMS / 2 EN-SUITES & SEPARATE BATHROOM / ENCLOSED REAR GARDEN / VIEWING ESSENTIAL //

Located within a lovely cul-de-sac position on this sought after development a large 4 bedroom 3 bathroom detached house. Fitted with PVC double glazing, a gas radiator central heating via a Worcester condensing combi boiler and briefly comprises: A long entrance hall, ground floor WC, attractive lounge with a bay window to the front, separate dining room, PVC conservatory fitted breakfast kitchen with integrated cooking appliances. First floor landing, four good sized bedrooms, the main bedroom has an en-suite shower room, plus bedrooms 2 and 3 share a Jack & Jill style en-suite and there is a modern bathroom too. Outside there is a double width drive providing car standing for two cars side by side and an integral garage. The rear is all enclosed and feels more private. Situated on this well regarded estate, the property has access to a range of amenities including; shops, supermarkets, schools and access to the A1/M18 motorway networks. VIEWING IS HIGHLY RECOMMENDED

ACCOMMODATION

A canopy gives shelter to a double glazed entrance door with a side screen and leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation with a built-in under stairs storage cupboard, modern laminate flooring, inset spotlighting to the ceiling, a central heating radiator. A door leads to a ground floor W/C plus there's an internal door to the garage.

GROUND FLOOR W/C

Fitted with a modern two-piece white suite comprising of a low flush WC, a wash hand basin inset to a vanity cabinet , a central heating radiator, tiled flooring, ceiling light and an extractor fan.

LOUNGE

18'2" into bay x 11'6" (5.54m into bay x 3.51m)

An attractive front facing reception room having a deep PVC double glazed bay window to the front, a feature fireplace incorporating a living flame gas fire, two central ceiling lights, two central heating radiators and double doors which lead through into a separate dining room.

DINING ROOM

10'3" x 9'9" (3.12m x 2.97m)

There are a set of PVC double glazed double opening doors which continue through into the conservatory, a double panelled central heating radiator, a central ceiling light and a second door gives access into the breakfast kitchen.

CONSERVATORY

19'6" x 11'0" max (5.94m x 3.35m max)

A nice sized conservatory, it has lighting and power laid-on, lean to style polycarbonate roof, two slim lined panelled heaters, tiled flooring, pvc double glazed windows with an outlook over the property's rear garden, plus there are double French doors which lead out onto a decked patio and sitting area.

BREAKFAST KITCHEN

17'0" max x 10'1" max (5.18m max x 3.07m max)

Fitted with a range of high and low-level units finished with a high gloss cabinet door, a contrasting work surface and a twin circular drainer and bowl set. There is a five-ring gas hob with an extractor hood plus an integrated eye level oven, plus an integrated fridge and freezer. A recess for a washing machine and dishwasher with appropriate plumbing, A pvc double glazed window with an outlook into the rear garden, two central ceiling lights, a central heating radiator, tiled flooring and an exterior door which leads into the conservatory and a further interior door returns into the entrance hall.

FIRST FLOOR LANDING

Having an access point into the loft space, inset spotlighting, a central heating radiator and a tall built-in cupboard which houses a Worcester gas fired condensing combination type boiler.

MAIN BEDROOM

12'9" x 11'10" to robes (3.89m x 3.61m to robes)

A lovely double bedroom having two PVC double glazed windows to the front, a central heating radiator, feature lighting, built-in wardrobes and a door leads into an en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising of a shower enclosure including mains plumb thermostatic shower, a wash hand basin set onto a vanity unit and a low flush W/C. There is tiling to the walls, a PVC double glazed window, a towel rail/radiator, inset spotlighting and an extractor fan.

BEDROOM 2

13'0" x 9'9" (3.96m x 2.97m)

A large double bedroom, it has two PVC double glazed windows to the front, a central heating radiator, a central ceiling light, built in wardrobes, and a door to a Jack and Jill en-suite.

JACK AND JILL EN-SUITE

Fitted with a white suite comprising of a shower enclosure with mains plumbed thermostatic shower, a wash hand basin, a low flush WC, a PVC double glazed window, a central heating radiator, inset spotlighting and an extractor fan.

BEDROOM 3

9'10" x 8'9" (3.00m x 2.67m)

Having access to the Jack and Jill en-suite, a PVC double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 4

10'2" x 9'3" (3.10m x 2.82m)

This is a good sized 'L' shaped room, it has a PVC double glazed window to the rear with an outlook over the property's rear garden, a central heating radiator, laminate flooring and a central ceiling light.

HOUSE BATHROOM

Fitted with a modern white suite including a panelled bath, pedestal wash hand basin and a low flush WC.

There is a central heating radiator, tiling to the bathing area and splash backs a PVC double glazed window, inset spotlighting to the ceiling and vinyl floor covering.

OUTSIDE

The property enjoys a nice position on the cul-de-sac. There is a double width driveway providing car standing for two cars side by side which leads to integral brick garage with up and over door which has power and light laid on. There is an attractive open plan garden with several ornamental trees and shrubs inset and external lighting.

REAR GARDEN

To the rear there is an enclosed garden with fencing to the perimeters. The garden is mainly lawned with shaped beds and borders.

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 1000 mbps and upload

speeds of up to 1000 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.

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.

