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Ivatt Close, Bawtry, Doncaster, DN10 6QF
Offers Around £239,995

STUNNING 3 BEDROOM SEMI DETACHED HOUSE / GORGEOUS LIGHT, BRIGHT OPEN PLAN INTERIOR / NEW KITCHEN WITH INTEGRATED APPLIANCES/ UPDATED BATHROOM WITH SHOWER / DETACHED GARAGE & DRIVEWAY PARKING / QUIET CUL DE SAC / NO CHAIN / FIRST TO VIEW WILL BUY//

Absolutely stunning 3 bedroom semi-detached house, freshly renovated to an exceptionally high standard with a gorgeous new interior, including a contemporary open plan ground floor space. Gas central heating via a combination type boiler, PVC double glazing and it briefly comprises; Entrance hall into a spacious open plan lounge, dining area and a newly fitted breakfast kitchen including integrated appliances. First floor landing, 3 bedrooms (2 doubles and a single), updated beautiful bathroom with shower. Ample driveway parking to the front, side driveway and detached garage. Newly turfed rear garden. Lovely location with access to Bawtry's bustling centre including a wide variety of shops, deli's, eateries etc. NO UPWARD CHAIN.

ACCOMMODATION

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

ENTRANCE HALL

This has a modern laminate floor covering, central heating radiator, staircase to the first floor accommodation, coving, central ceiling light and a white panel door (which can be found throughout the property) leads into an open plan lounge.

OPEN PLAN LOUNGE

14'7" x 13'8" max (4.45m x 4.17m max)

This is a beautiful living space it has a broad pvc double glazed window to the front, a central heating radiator, feature fireplace with a timber over mantel, ornate cornicing, central ceiling light, laminate flooring which continues and flows into the dining/kitchen.

OPEN PLAN DINING KITCHEN

17'0" x 10'2" (5.18m x 3.10m)

The dining area has pvc double glazed sliding patio door which gives access onto the property's rear garden, coving to the ceiling and a central ceiling light and a further central heating radiator. A breakfast bar creates a natural divide and leads into a beautifully upgraded new kitchen, which is all smartly finished with a range of newly installed high and low level units finished with a light grey satin coloured cabinet with a contrasting work surface over. There is a 4-ring ceramic hob with extractor hood above, integrated oven beneath, additional integrated appliances include a fridge, freezer and washing machine. A one and half bowl composite sink with a modern rinse style tap, concealed behind one of the corner cabinets is a wall mounted gas

fired combination type boiler which supplies the domestic hot water and central heating systems. There are 2 pvc double glazed windows, a central heating radiator, modern tiling, inset spot lighting to the ceiling, laminate flooring, pvc double glazed exterior door plus interior door which gives access to understairs storage cupboard which has a pvc double glazed window to the side.

FIRST FLOOR LANDING

From here there is an access point to the loft space, with lighting and partial boarding, a pvc double glazed window to the side and doors to the bedrooms and bathroom.

BEDROOM 1

13'9" x 9'4" (4.19m x 2.84m)

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

BEDROOM 2

11'0" x 9'8" (3.35m x 2.95m)

A good size second double bedroom, it has a pvc double glazed window to the rear, central heating radiator, central ceiling light and coving.

BEDROOM 3

10'8" max x 7'6" max (3.25m max x 2.29m max)

A comfortable sized third bedroom presently laid out as an office, it has a pvc double glazed window to the front, central heating radiator, coving and central ceiling light.

HOUSE BATHROOM

Beautifully clean, and smartly finished with a white suite that comprises of a panelled bath with a mains plumbed thermostatic shower including a glazed

shower screen, modern waterproof walling, pedestal wash hand basin and a low flush wc. There is a pvc double glazed window, vinyl flooring, central heating radiator, waterproof style ceiling with a central ceiling light.

OUTSIDE

To the front of the property there is a dropped kerb that gives access on to a block paved driveway which leads onto the front garden which provides additional off-road parking with decorative stones if required. Timber fencing and hedging to the perimeters. The driveway continues along the side of the property and leads to a detached sectional garage with up and over door, mains power, pvc personnel door and a side window.

REAR GARDEN

Again, nicely enclosed it has concrete posts and timber fencing to the perimeters, several ornamental trees along the rear boundary creating further additional privacy. Newly lawned with a block paved patio and further sitting area.

AGENTS NOTES:

TENURE - Freehold.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of windows to the front aspect 2026.

HEATING - Gas radiator central heating. All radiators are new. Age of boiler unknown. Boiler serviced 2026.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 mbps. All bedrooms and the lounge have hardwired Ethernet cable access.

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.

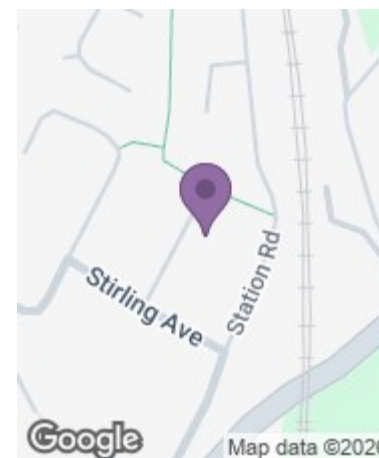
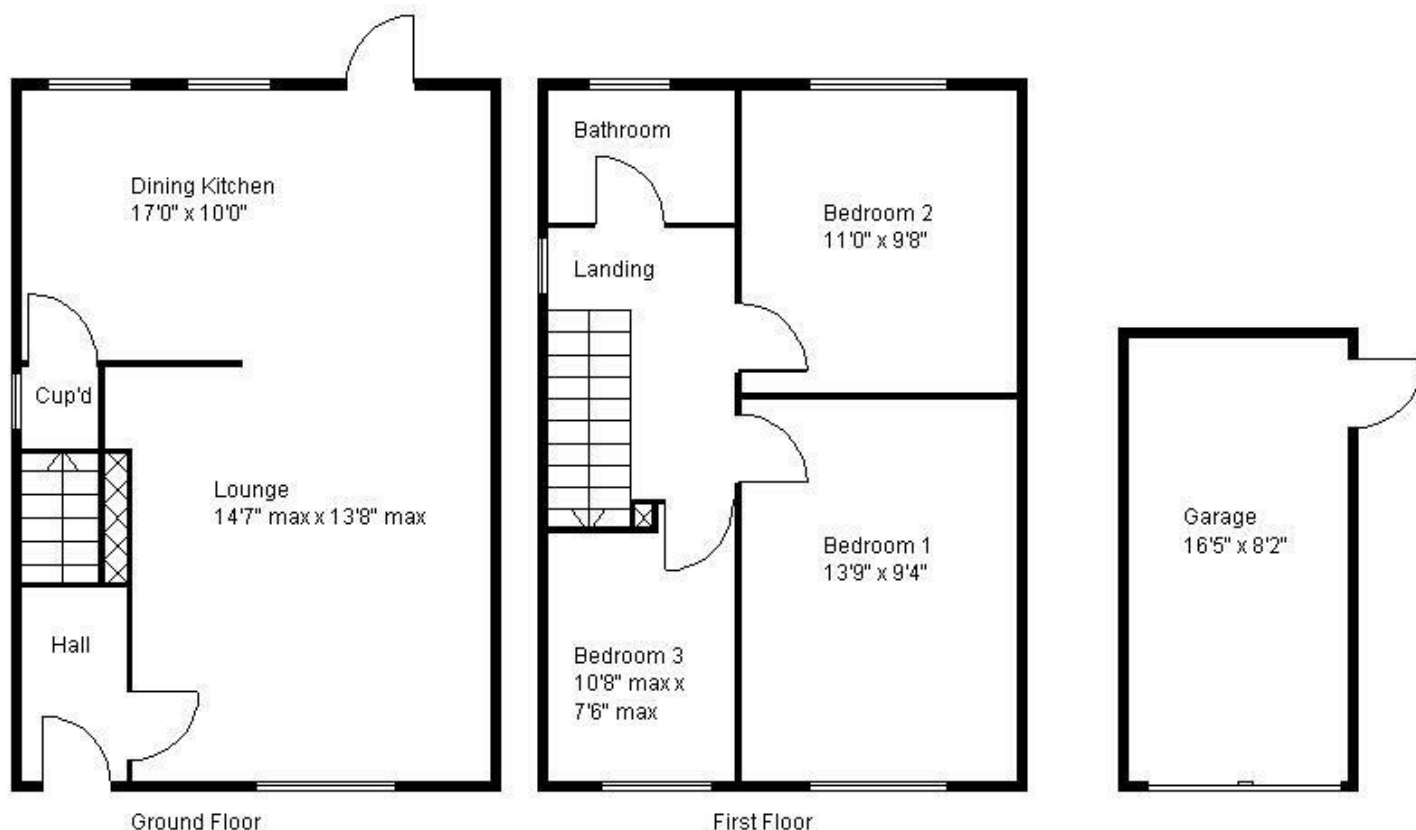
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	