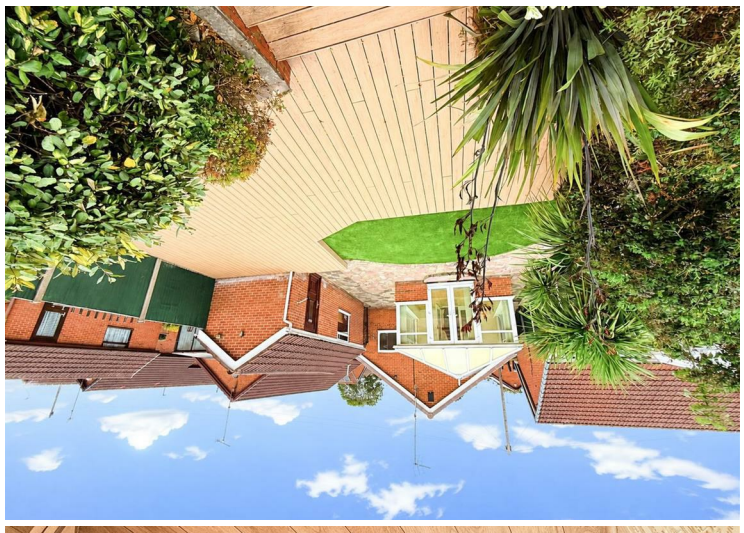










horton knights

of doncaster

sales
lettings
and service



Woburn Close, Balby, Doncaster, DN4 9ER

Asking Price £239,750

A LARGE 3 BEDROOM DETACHED BUNGALOW / POPULAR ESTATE / LARGE OPEN PLAN LIVING DINING ROOM / KITCHEN WITH INTEGRATED APPLIANCES / 3 GOOD SIZE BEDROOMS / SHOWER ROOM / LANDSCAPED REAR GARDEN / DRIVEWAY & GARAGE / VIEWING A MUST //

Tucked away in this lovely cul-de-sac position this detached bungalow is well proportioned and benefits from PVC double glazing and gas fired central heating. The accommodation on offer comprises of a large open plan lounge dining room, kitchen with some integrated appliances, two double bedrooms and a good size single and there is a smartly fitted out shower room. Outside the property is equally well catered for with an open plan front garden, a long driveway and a really nicely landscaped rear garden ideal for entertaining along with a brick built detached garage. The property is offered with no onward chain and must be viewed to appreciate all it has to offer.

ACCOMMODATION
A double glazed composite style door gives access into a fitted kitchen.

KITCHEN
9'5" x 7'10" (2.87m x 2.39m)
Fitted with a range of shaker style wall mounted cupboards and base units finished in natural wood and a light cream colour with a rolled edge work surface finished with a rolled edge Corian work surface incorporating a single bowl stainless steel sink with colourful tile splash backs. There is a PVC double glazed window to the front with spotlights inset into the ceiling and further ceramic tiling to the floor. There are integrated appliances which include an electric fan assisted oven finished in brushed stainless steel with a matching five ring gas hob and a Corian splash back and a brushed stainless steel extractor hood above.

OPEN PLAN LOUNGE DINING ROOM
19'7" max x 17'8" max (5.97m max x 5.38m max)
This is a lovely large space and lets in plenty of natural light, having a PVC double glazed bay window to the front and double glazed French style doors to the side with coving to the ceiling and dado rail to the walls and wood style laminated flooring. There is a decorative feature fire surround with a marble inset and hearth incorporating a living flame gas fire, three decorative ceiling roses and two large central heating radiators and a door leads into the inner hall.

CONSERVATORY
12'1" x 11'0" (3.68m x 3.35m)
The conservatory is a nice size and is constructed of a brick built dwarf wall with PVC double glazed windows to the side and rear elevations and PVC French style doors giving access into the rear garden. It has a wood style laminated floor and a pitched polyurethane roof.

INNER LOBBY
With coving to the ceiling, a fan light, a central heating radiator and a wood style laminated flooring. There is an access point into the loft space and doors leading off to the remaining accommodation.

BEDROOM 1
13'4" x 8'5" (4.06m x 2.57m)
A good size double room with coving to the ceiling, a central heating radiator, PVC double glazed double opening doors and wood style laminated flooring.

BEDROOM 2
10'9" x 8'0" (3.28m x 2.44m)
Another double sized room with a PVC double glazed window to the rear, a central heating radiator and coving to the ceiling.

BEDROOM 3
8'0" x 7'6" (2.44m x 2.29m)
This is a good size third bedroom, it has a PVC double glazed window to the side elevation, a central heating radiator, built-in wardrobes and coving to the ceiling.

SHOWER ROOM
This is a smartly fitted space which has a three-piece suite comprising of a low flush WC with a concealed cistern, a wash hand basin built into vanity unit and a 1½ width shower cubicle with a mains plumbed shower over. There is full tiling to the walls and further ceramic tiling to the floor. The suite is all nicely finished with chrome style fittings including a heated towel rail. There is a PVC double glazed window to the side, coving to the ceiling, halogen spotlights and an extractor fan.

OUTSIDE
To the front of the property there is a low maintenance open plan garden which has gravelled flower beds with artificial grass and a block paved driveway and a pathway leading to the side of the property. There are double iron gates open to give access to the long driveway down the side which provides off-street parking for at least three vehicles.

REAR GARDEN
Again, the rear garden has been created with low maintenance and entertaining in mind. It has a crazy paved patio which steps up to an area of artificial lawn which then steps up again to an area of decking which extends virtually to the full width of the property, which is ideal for entertaining and hosting in the summer months. There are terraced flower beds and steps lead up to a further elevated area which again has timber decking and a paved patio creating further seating space. The property has concrete posts and timber fencing to the boundary and a security light attached to the rear elevation of the property. There is a useful detached brick built garage which has a PVC double glazed window, a personnel door and an up and over garage door.

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.

SOLAR PANELS - The lease term for the solar panels are 25 years from 16/07/2011 to 17/07/2036 leaving 9 years remaining.

COUNCIL TAX - Band C

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 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.

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.

