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**Berrington Close, Doncaster, DN4 9BJ**  
Offers Over £239,995

# 3 BEDROOM DETACHED BUNGALOW / PVC DOUBLE GLAZING / GAS CENTRAL HEATING / GOOD SIZED 'L' SHAPED LOUNGE/DINING ROOM / 2 LARGE DOUBLE BEDROOMS / OFF STREET PARKING / LARGE GARDENS / MUST BE VIEWED / NO ONWARD CHAIN //

Tucked away in this delightful and peaceful cul-de-sac position, this deceiving bungalow is well proportioned and benefits from pvc double glazing and gas central heating via a combination type boiler. The accommodation comprises; a good sized entrance hall, large 'L' shaped lounge/dining room, kitchen, 3 good sized bedrooms including 2 doubles, bathroom with separate wc configuration and outside a large amount of off street parking including space for a caravan or motor home, large side and rear gardens and access all the way round the property. Its location gives it really good access to local amenities as well including local shops, supermarkets, schools and all the other amenities that this particular part of Balby has to offer. The property is offered with no onward chain and really must be viewed to appreciate all it has to offer including the size and the gardens.

## ACCOMMODATION

A double glazed composite style entrance door with double glazed side screen gives access to entrance hall.

## ENTRANCE HALL

There is a central heating radiator, coving to the ceiling, access to the loft space, built-in airing cupboard housing a gas combination boiler and doors leading off to the remaining accommodation.

## 'L'SHAPED LOUNGE/DINING ROOM

**17'0" max x 22'1" max (5.18m max x 6.73m max)**

This is really nice sized room which lets in plenty of natural light with two large pvc double glazed windows to the front and three good sized central heating radiators and coving to a textured ceiling. A sliding door gives access to the kitchen.

## KITCHEN

**10'2" x 9'10" (3.10m x 3.00m)**

The kitchen is fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1½ bowl sink with chrome mixer tap. There is full tiling to the splashback and walls, plumbing for a washing machine and space for a low level fridge freezer with appliance recesses, gas cooker point, coving to the textured ceiling, wood effect vinyl floor covering, central heating radiator, a pvc double glazed window to the side and a further double glazed composite style door giving access to the left side of the property into the garden.

## BEDROOM 1

**13'11" x 10'10" (4.24m x 3.30m)**

This is a nice sized double room with a pvc double glazed window over looking the rear garden, central heating radiator and coving to the ceiling.

## BEDROOM 2

**11'0" x 10'2" (3.35m x 3.10m)**

This is another nice double with a pvc double glazed window to the rear, central heating radiator and coving to the ceiling.

## BEDROOM 3

**8'11" x 8'0" (2.72m x 2.44m)**

This is a good sized single room with a pvc double glazed window overlooking the garden to the side, central heating radiator and coving to the ceiling.

## BATHROOM

The bathroom is fitted with a panelled bath with a wall mounted electric shower above with shower screen, a wash hand basin set into a vanity unit. There is full tiling to the walls with spotlights inset to a textured ceiling, central heating radiator, tile effect vinyl floor covering and a pvc double glazed window to the side elevation.

## SEPARATE WC

This is fitted with a white low flush wc with full ceramic tiling to the walls, tile effect vinyl floor covering, spotlights inset to a textured ceiling and a pvc double glazed window to the side elevation.

## OUTSIDE

To the front of the property is approached by double iron gates which are tucked away at the bottom right hand side of the cul-de-sac. There is a large blocked paved driveway which provides ample off street parking, this gives access to a higher than average carport which is suitable for caravan storage if required. There is also a detached concrete sectional garage which has an up and over door to the front and light and electricity supplied. A cast iron gate to

the right hand side of the property gives access to the side garden. There is also access down the left side of the property where access can be gained into the kitchen and on into the rear garden.

## REAR GARDEN

The rear garden is laid mainly to lawn with various storage sheds and a greenhouse plus concrete post and timber fencing to the left and rear boundaries and Leylandii trees to the right hand boundary. The garden is deceiving as it continues to the side of the property where it opens up into a really nice space for any keen gardener, there is also a former pigeon loft if required. In general a wonderful size and really private garden which must be viewed to be appreciated. There is external lighting and an outside tap attached to the left elevation of the house.

## 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 C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

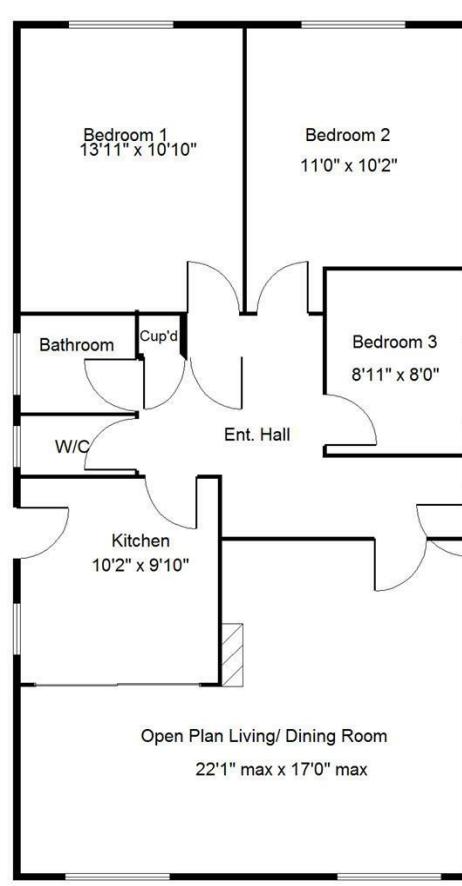
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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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		EU Directive 2002/91/EC