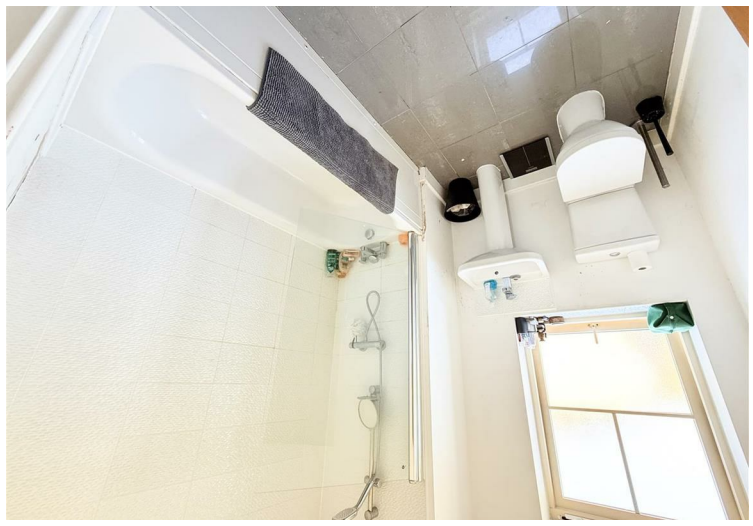

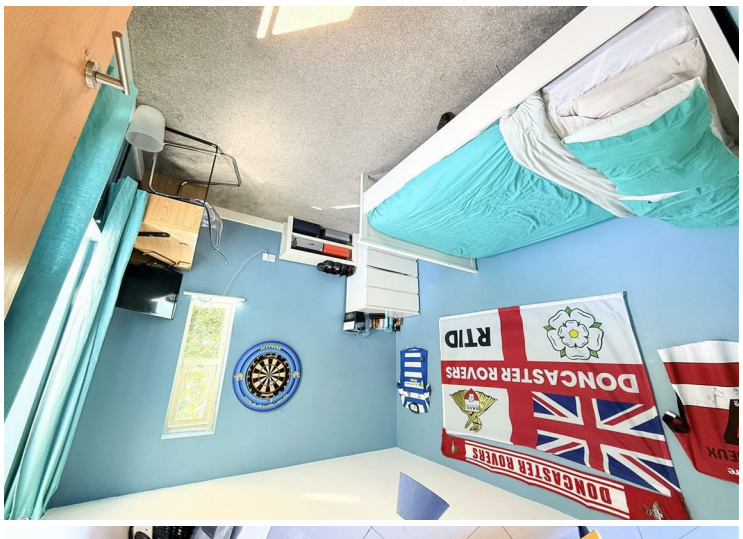

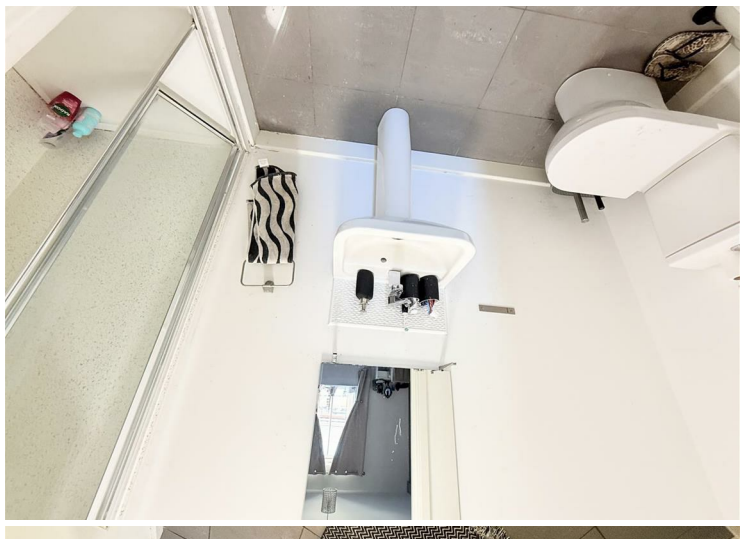

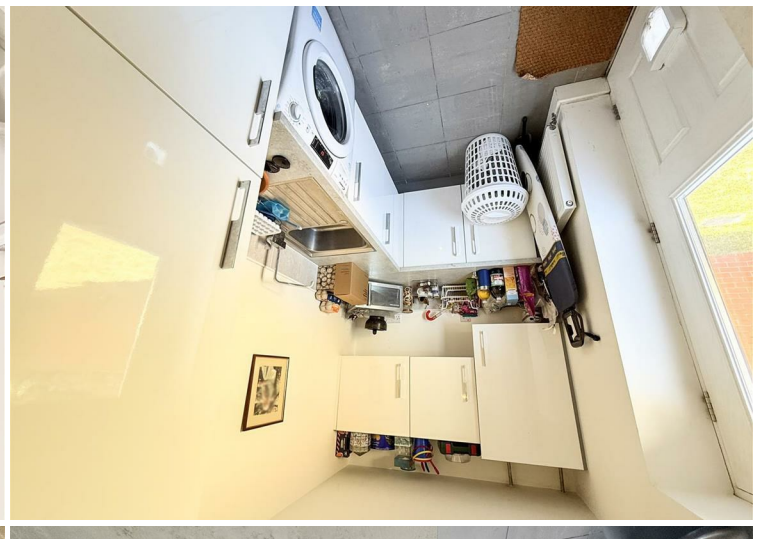

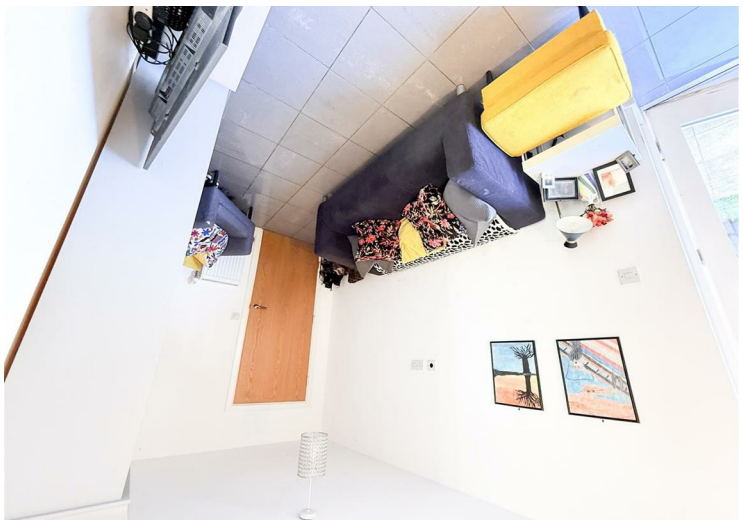

horton knights
of doncaster

sales
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Dorado Drive, Balby, Doncaster, DN4 8DZ
Asking Price £270,000

A MODERN 4 BEDROOM 2 BATHROOM DETACHED FAMILY HOME / SOUGHT AFTER LOCATION / BRICK GARAGE AND PARKING / SPACIOUS LIVING ACCOMMODATION / LARGE FEATURE OPEN PLAN LIVING DINING KITCHEN / WC, EN-SUITE & HOUSE BATHROOM / ENCLOSED REAR GARDEN / CLOSE TO AMENITIES AND SCHOOLS / EARLY VIEWING RECOMMENDED //CHAIN FREE

Tucked away in a lovely setting on this modern estate with lots of natural greenery around, this detached family home has double glazing and gas-fired central heating and comprises of an entrance hall, lounge, open plan living dining kitchen, utility room, ground floor WC, first floor landing, principal bedroom with ensuite shower room, two further really good sized double rooms, a good sized fourth bedroom and a main family bathroom. Outside the property has open plan front gardens with an enclosed well proportioned rear garden and a brick built garage. The location of the property is excellent in regards to amenities with supermarkets, schools and the M18 motorway all within close distance. All in all, a great opportunity to purchase a family home in a really lovely spot. Viewing is highly recommended.

ACCOMMODATION
A composite style entrance door gives access to an entrance hall.

ENTRANCE HALL
This has stairs rising to the first floor, a built-in under stairs cupboard, a central heating radiator and doors leading off to the ground floor accommodation.

GROUND FLOOR WC
This is a large WC and has a low flush WC, a pedestal wash hand basin with a tile splash back, a central heating radiator, a tiled floor and an extractor fan.

LOUNGE
18'0" x 10'10" (5.49m x 3.30m)
This is a nice sized lounge with double glazed windows to the front and side elevations and a central heating radiator.

OPEN PLAN LIVING DINING KITCHEN
24'3" max x 19'4" max (7.39m max x 5.89m max)
This is a large space, it is L-shaped and provides a really nice open plan family area, really suitable for the way people want to live. The kitchen area has a range of white gloss high wall mounted cupboards and base units, with a marble effect rolled edge work surface incorporating a single bowl stainless steel sink with grey ceramic tile splash backs. There is an integrated electric fan assisted oven with a matching four ring electric hob and brush stainless steel splash back with an extractor canopy above and a double glazed window to the front as well as a breakfast bar.

The kitchen area leads into a dining area, where there are double glazed French style doors leading into the rear garden and a further area suitable for potentially seating or a sofa around the corner. The whole area is finished with travertine style tile flooring with central heating radiators and a door leading into the utility room.

UTILITY ROOM
The utility room is fitted with wall mounted cupboards and base units matching those in the kitchen with a rolled edge work surface incorporating a further single bowl stainless steel sink, again with matching grey tile splash backs. There is a central heating radiator, tile floor continued through from the living dining kitchen, central heating radiator and double glazed doors giving access into the rear garden.

FIRST FLOOR LANDING
This has a double glazed window to the front, central heating radiator, access into the loft space, a built-in cupboard housing a hot water cylinder and doors leading off to the bedrooms and bathroom.

BEDROOM 1
13'0" x 10'1" (3.96m x 3.07m)
There is a double glazed window to the rear, central heating radiator and a built-in mirror fronted wardrobe providing hanging rail and shelving space.

EN-SUITE SHOWER ROOM
This is fitted with a 3-piece suite comprising of a low flush WC, pedestal wash hand, a shower cubicle housing with a mains plumbed shower over along with marble style panelling to the shower cubicle, tile splash back to the sink, a central heating radiator, tiled flooring and an extractor fan.

BEDROOM 2
11'1" x 10'0" (3.38m x 3.05m)
This is another good sized double room with a double glazed window to the rear and a central heating radiator.

BEDROOM 3
11'6" x 9'2" (3.51m x 2.79m)
This bedroom is worthy of being called a double room which has a double glazed window to the front and side elevations and a central heating radiator.

BEDROOM 4
10'1" x 7'1" (3.07m x 2.16m)
A double glazed window to the front elevation and a central heating radiator.

HOUSE BATHROOM
This comprises of a 3-piece white suite with a low flush WC, pedestal wash hand basin and panelled bath with a mains plumbed shower over. There is tiling to the bathing and splash back areas with further tiling to the floor. There is a central heating radiator and a double glazed window to the rear.

OUTSIDE
To the front of the property there is an open plan garden laid to lawn with a paved access pathway leading to the entrance door and to a gate giving access to the left hand side of the property and down into the rear garden. To the right hand side of the property there is a walled garden again with mature shrubs and small trees.

REAR GARDEN
The rear garden has a paved patio leading to a shaped lawn with a combination of a brick built wall and timber fencing to the boundary with a timber storage shed plus an external tap and security light attached to the rear elevation of the house. A paved pathway leads from the rear garden off to the side and gives access to the garage.

GARAGE
The garage forms part of a block of four serving other properties in the cul-de-sac. The garage for this particular property is second from the left of the block and is of a brick construction with a pitched tile roof and has an up and over 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.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

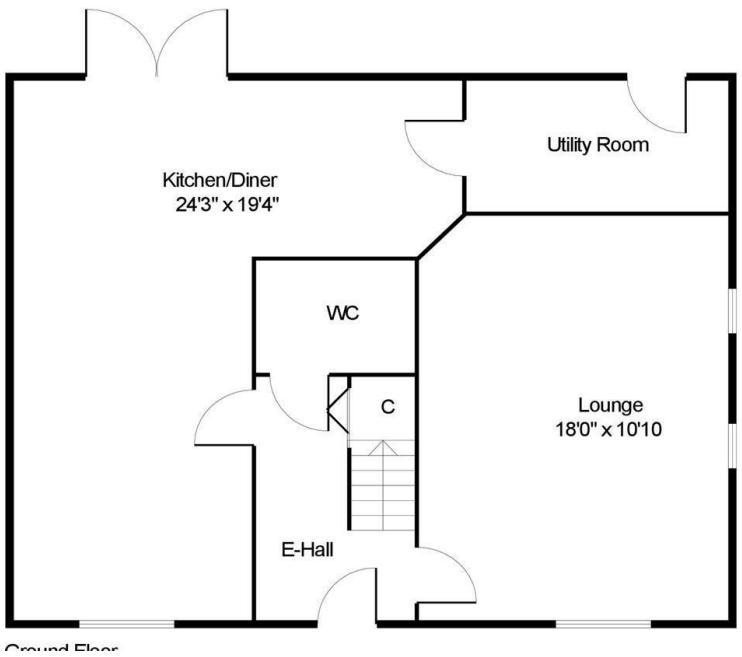
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

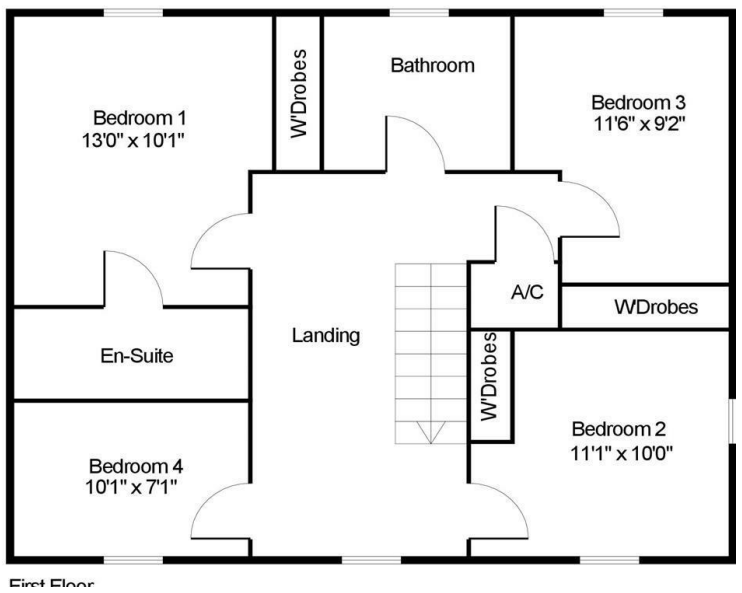
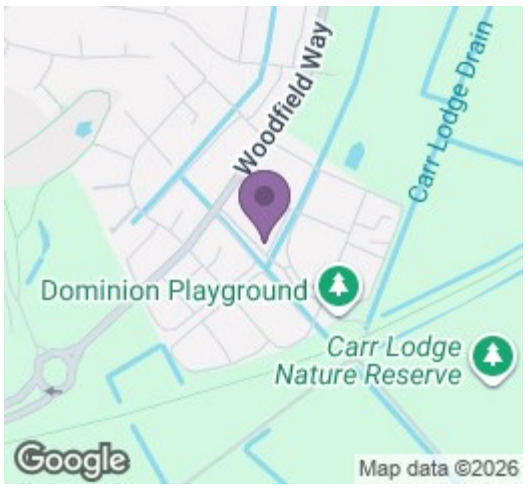
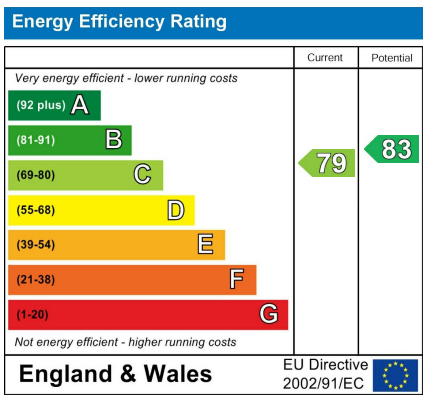
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.



Ground Floor



First Floor