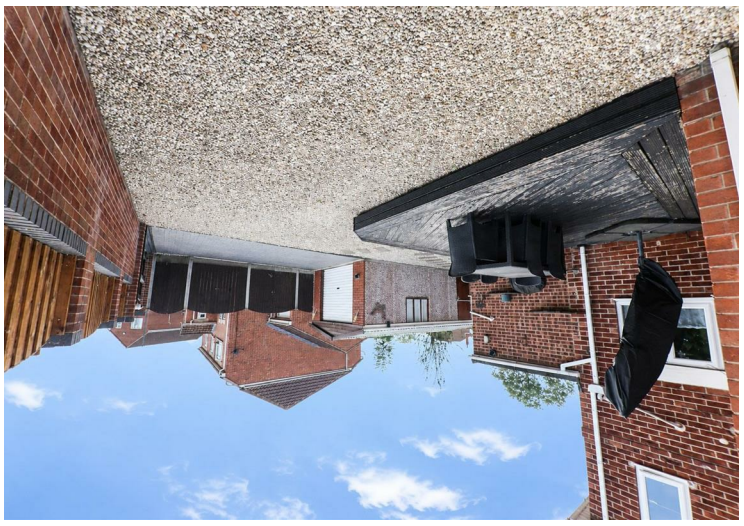
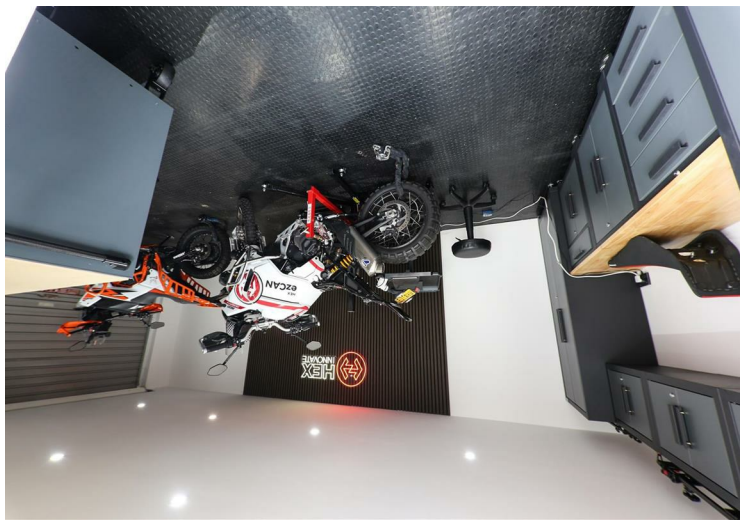
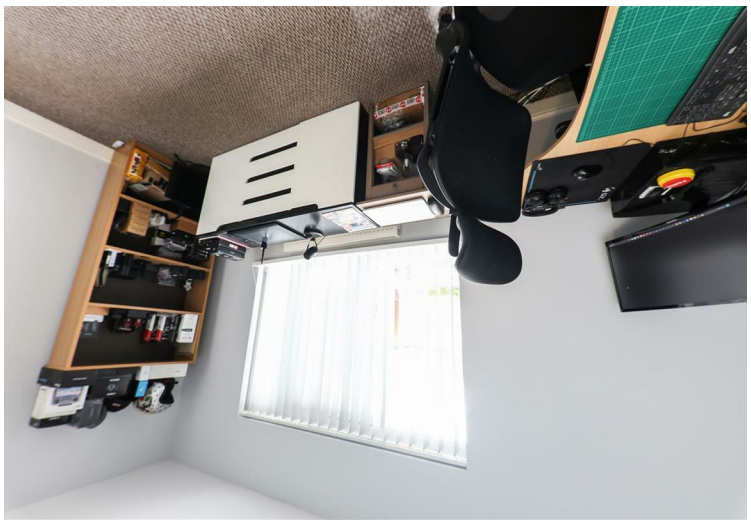

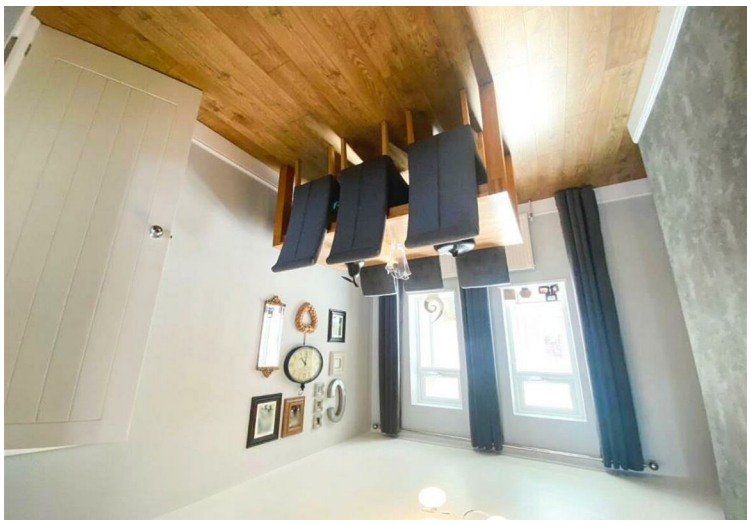
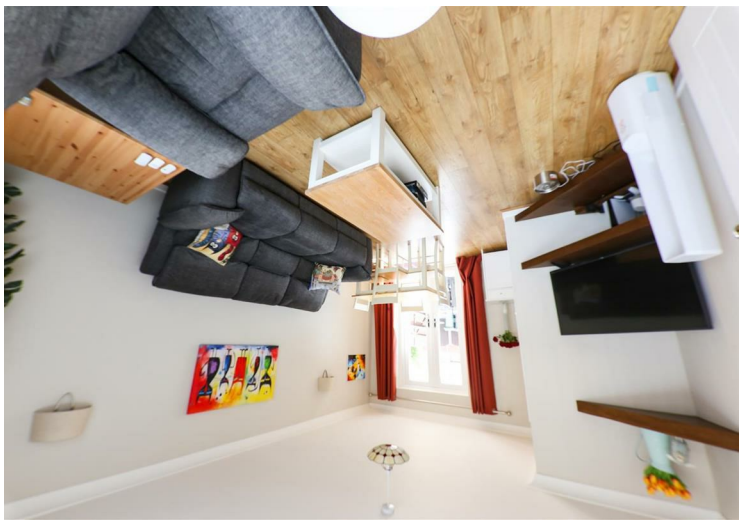
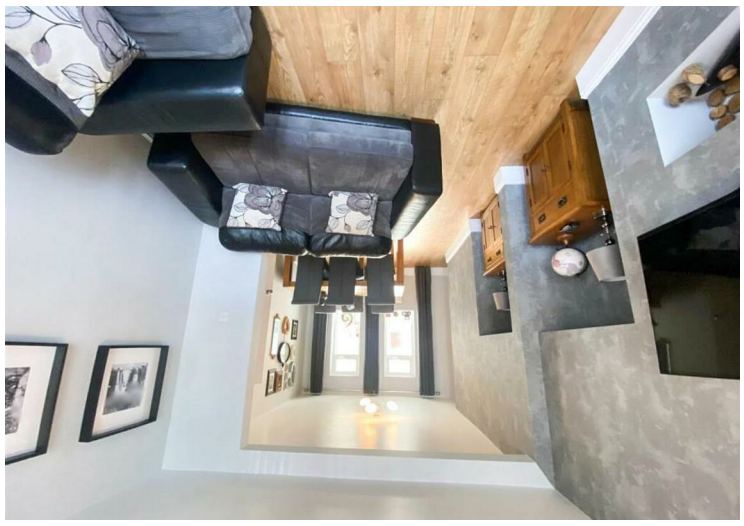
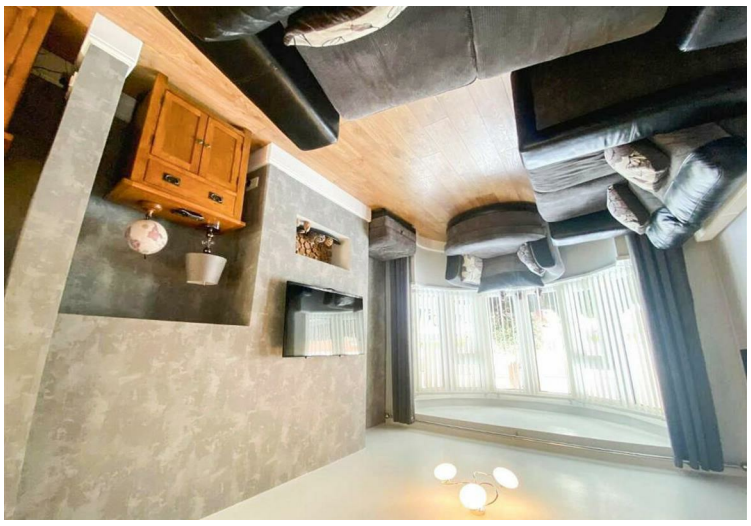

horton knights of doncaster

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Harrowden Road, Wheatley, Doncaster, DN2 4EL

Guide Price £265,000 - £285,000

*****GUIDE PRICE £265,000 - £285,000*****

A LARGE EXTENDED 4 BEDROOM SEMI-DETACHED HOUSE / FANTASTIC CORNER PLOT / EV CHARGING / FULLY INSULATED GARAGE & WORKSHOP / TWO RECEPTION ROOMS / MODERN FITTED KITCHEN / 4 LARGE BEDROOMS / GF-WC, EN-SUITE & BATHROOM / POPULAR CENTRAL LOCATON / CLOSE TO DRI / VIEWING RECOMMENDED //

Located on this popular roadway, a very good sized, extended 4 bed semi-detached house offering versatile family living. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance Hall with stairs to the first floor. open plan lounge and dining room, separate sitting room or ground floor bedroom 5, ground floor WC, extended kitchen and a utility room. First landing 4 good-sized bedrooms the main bedroom has an en-suite shower room off plus there's a house bathroom. Outside are attractive corner gardens all designed for easier and low maintenance with a fully insulated workshop/garage perfect for hobbies etc. The property is well placed with access to the City Centre, local amenities and the hospital. Early viewing recommended.

ACCOMMODATION
A composite entrance door with a double glazed side screen leads into the property's entrance hall.

ENTRANCE HALL
An attractive hallway with a staircase giving access to the first-floor accommodation. It has a tiled floor covering, double panel central heating radiator, ceiling light and a deep built-in understairs storage cupboard. A door from here continues into an open plan lounge and dining room.

LOUNGE & DINING ROOM
24'0 into bay x 8'0" (7.32m into bay x 2.44m)
This is a large open plan living space, it a PVC double glazed bay window to the front and two PVC double glazed windows to the rear. There is a central heating radiators, a modern laminate flooring and two ceiling lights points and full fibre to the room.

SITTING ROOM
16'6" x 12'0" (5.03m x 3.66m)
This forms part of the side extension, and could easily become a ground floor bedroom. There is a PVC double glazed window to the front and two PVC double glazed double opening doors which lead out into the rear garden, coving to the ceiling, a central ceiling light, two wall light points, central heating radiator and full fibre to the room.

GROUND FLOOR WC
This has a low flush WC, wash-hand basin set onto a vanity cabinet, a PVC double glazed window, tiled flooring and a ceiling light.

FITTED KITCHEN
13'4" x 5'8" (4.06m x 1.73m)
This is fitted with a range of modern high and low-level units finished with an oak style block work surface. There is a porcelain white sink with a contemporary style mixer tap, a deep recess suitable for a broad range style cooker (available by negotiation). Two PVC double glazed windows to the side and rear elevations, four pendant ceiling lights, a continuation of the tiled flooring and a PVC double glazed door which leads into the utility room.

UTILITY ROOM
A very useful space it has a PVC double glazed window including a PVC double glazed exterior door, plumbing for an automatic washing machine, room for tumble dryers, freezers etc. central heating radiator, tiled floor covering, modern waterproof ceiling with strip light.

FIRST FLOOR LANDING
This has an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
14'6" x 10'0" (4.42m x 3.05m)
A large double bedroom. It has a PVC double glazed bay window to the front, modern laminate flooring, fitted wardrobes spanning the length of one wall concealing hanging rail and storage, a ceiling light, central heating radiator and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
This is fitted with a two-piece white suite that comprises of a corner shower enclosure and a pedestal wash-hand basin, a contemporary style towel rail/radiator, tile effect laminate flooring, a PVC double glazed window, waterproof style ceiling with an extractor fan and a ceiling light inset.

BEDROOM 2
11'0" x 10'0" (3.35m x 3.05m)
A good sized second double bedroom it has a PVC double glazed window to the rear, a range of fitted wardrobes concealing hanging rail and storage with ceiling to floor sliding mirrored doors, a central heating radiator, laminate flooring and a central ceiling light.

BEDROOM 3
12'0" x 8'0" (3.66m x 2.44m)
This has a PVC double glazed window with an outlook into the property's rear garden, ceiling light, a central heating radiator and fibre to the room.

BEDROOM 4
12'0" x 8'0" (3.66m x 2.44m)
This has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and fibre to the room.

HOUSE BATHROOM
fitted with a white suite that comprises of a shower style bath with an independent electric shower over including a glazed shower screen, a pedestal wash hand basin and a low flush WC. There is tiling to four walls, coordinating floor tiles, a contemporary style towel rail/ radiator, modern waterproof ceiling with a central light, extractor fan and a PVC double glazed window.

OUTSIDE
The property stands on an attractive corner plot, there is a patterned concrete hard landscaped garden. There is an EV charging point on hand. From here double gates which give access into the side and rear gardens.

REAR GARDEN
The rear garden is all enclosed, a decked patio and sitting area leads onto a further pebbled area finished with decorative stones creating a low maintenance entertaining area. There are double opening gates accessed from Blake Avenue, which lead on to a patterned concrete drive which in turn leads to a detached garage/workshop. This has been insulated plasterboard lined with power and light laid on including external lighting, external power and a metal style roller door. There is courtesy lighting, large timber shed approximately 12'0 x 8'0.

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 A

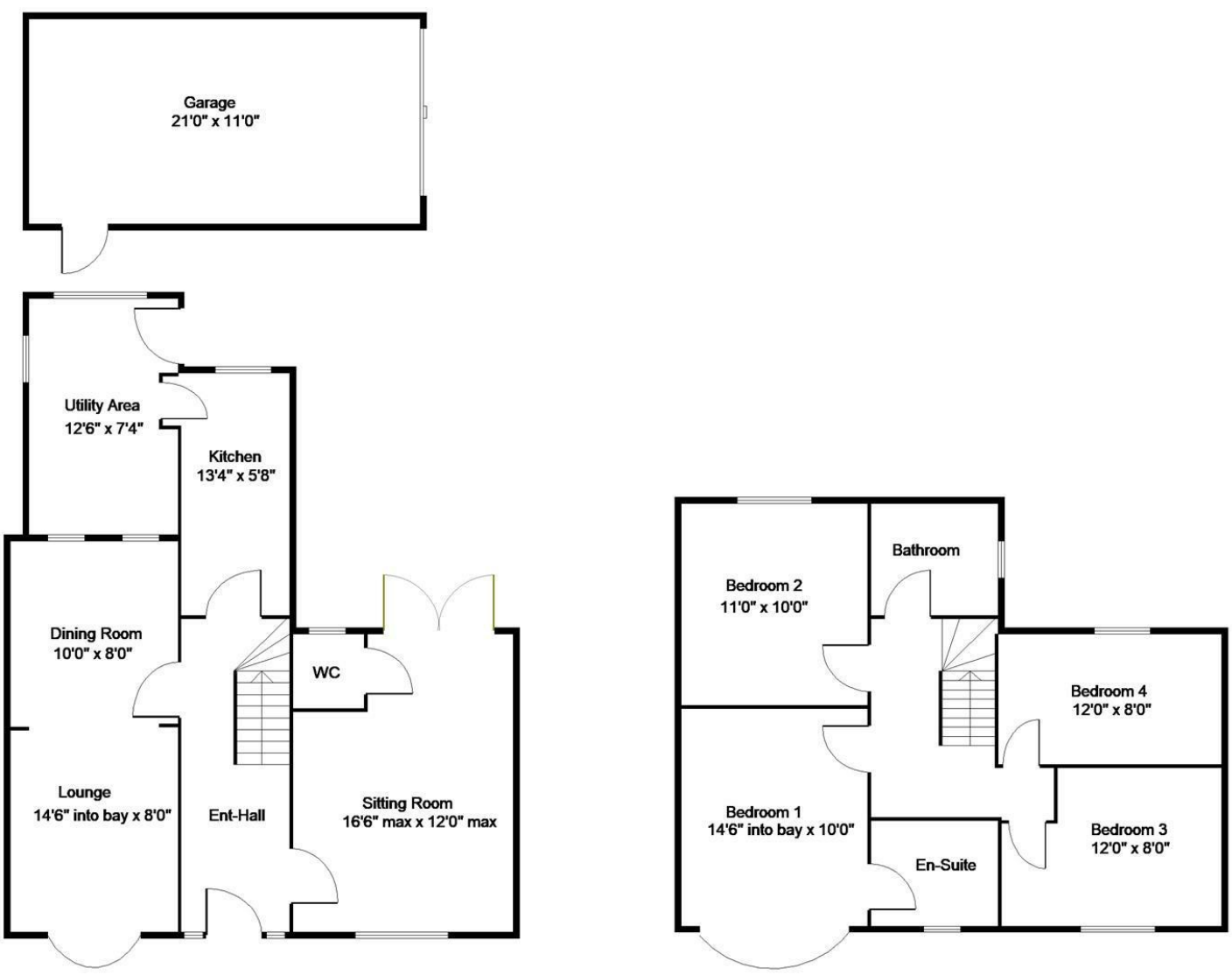
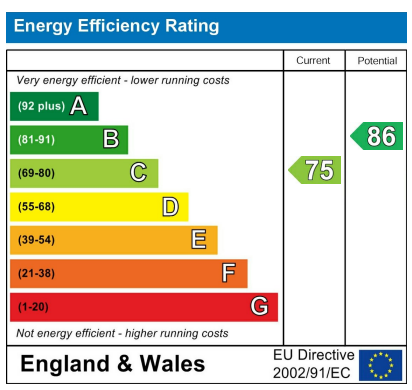
BROADBAND - FTTP - download speeds of up to 1600* Mbps, upload speeds Up to 115* Mbps. Check with the supplier.

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.