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Ennerdale Road, Wheatley Hills, Doncaster, DN2 5QS

Offers Over

Enjoying a beautiful position, an absolutely immaculate 3 double bedroom detached bungalow offering ready to move into living, gorgeous gardens and a detached brick garage.

The property is beautifully presented throughout and has a modern gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises; Entrance porch into a long entrance hall with deep cloaks cupboard, spacious open plan living room with room for a dining table, dining kitchen with integrated cooking appliances and again room for dining table, three good sized bedrooms, the main bedroom has an en-suite shower room off, plus a large shower room. Outside are ample gardens, the rear enjoys a lovely private southerly aspect enclosed with specimen plants, shrubs and trees and to the rear boundary there is a large driveway which in turn leads to a detached garage with electric power door.

ACCOMMODATION
A pvc double glazed entrance door with matching side screen leads into the property's entrance porch.

ENTRANCE PORCH
This has room for a hall stand, a ceiling light and a pvc double glazed door which leads into the long hallway.

LONG HALLWAY
This is a good size as evidenced by the photographs, there is a delft rail, a central heating radiator, a tall built in cloaks style cupboard, two ceiling lights and an access point into the loft space. A door from here leads into the open plan living room.

OPEN PLAN LIVING ROOM
16'3" x 13'10" (4.95m x 4.22m)
This is probably better demonstrated by the floorplan and photographs. A beautiful room, it has two pvc double glazed windows to the front and side elevations, a feature fireplace with gas fire inset, a central heating radiator, coving and a central ceiling light.

DINING KITCHEN
18'0" x 13'10" max (5.49m x 4.22m max)
Fitted with a range of modern high and low level units finished with a roll edge work surface over. There is a four ring induction hob with extractor hood above, integrated oven, a single drainer stainless steel sink unit with mixer tap and plumbing for an automatic washing machine. There is a central heating radiator, tiled flooring, a deep recess suitable for an American style fridge freezer, coving, inset spotlighting to the ceiling and two pvc double glazed windows to the side elevation.

BEDROOM 1
12'4" x 12'0" (3.76m x 3.66m)
A large double bedroom as evidenced by the room measurements. It has a range of fitted furniture, a pvc double glazed window, a central heating radiator, coving and a central ceiling light. A door from here continues into an en suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a modern three piece white suite comprising of a shower enclosure with independent electric shower, wash hand basin and a low flush wc. It is fully tiled with a decorative dado tile, a contemporary style towel rail/ radiator, two pvc double glazed windows and inset spotlighting to the ceiling.

BEDROOM 2
12'0" x 10'6" (3.66m x 3.20m)
A double bedroom with a pvc double glazed window to the side, fitted wardrobes, a central ceiling light and a central heating radiator.

BEDROOM 3
10'4" x 9'0" (3.15m x 2.74m)
Still a double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, fitted wardrobes, coving and a central ceiling light.

SHOWER ROOM
The bathroom has been reconfigured and upgraded to create a large walk in shower with flattened level access, wall mounted wash hand basin and a low flush wc. There is a pvc double glazed window, towel rail/ radiator, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE
The property stands on a large corner plot, with gardens to three sides and access all the way around the property. The front and side are predominantly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants. There is a paved pathway which extends around to the rear and a block paved driveway which provides car standing and in turn leads to a detached brick garage.

DETACHED BRICK GARAGE
18'6" x 15'3" (5.64m x 4.65m)
With electric remote door, power and light, external lighting and external water laid on.

REAR GARDEN
A gate gives access into a more private enclosed rear garden area. This is all beautifully laid out with a continuation of the pathway, a central feature lawn with further patio and sitting area to the rear and shaped flower beds and borders stocked with a variety of specimen plants including bamboos, pines etc. There is external lighting laid on.

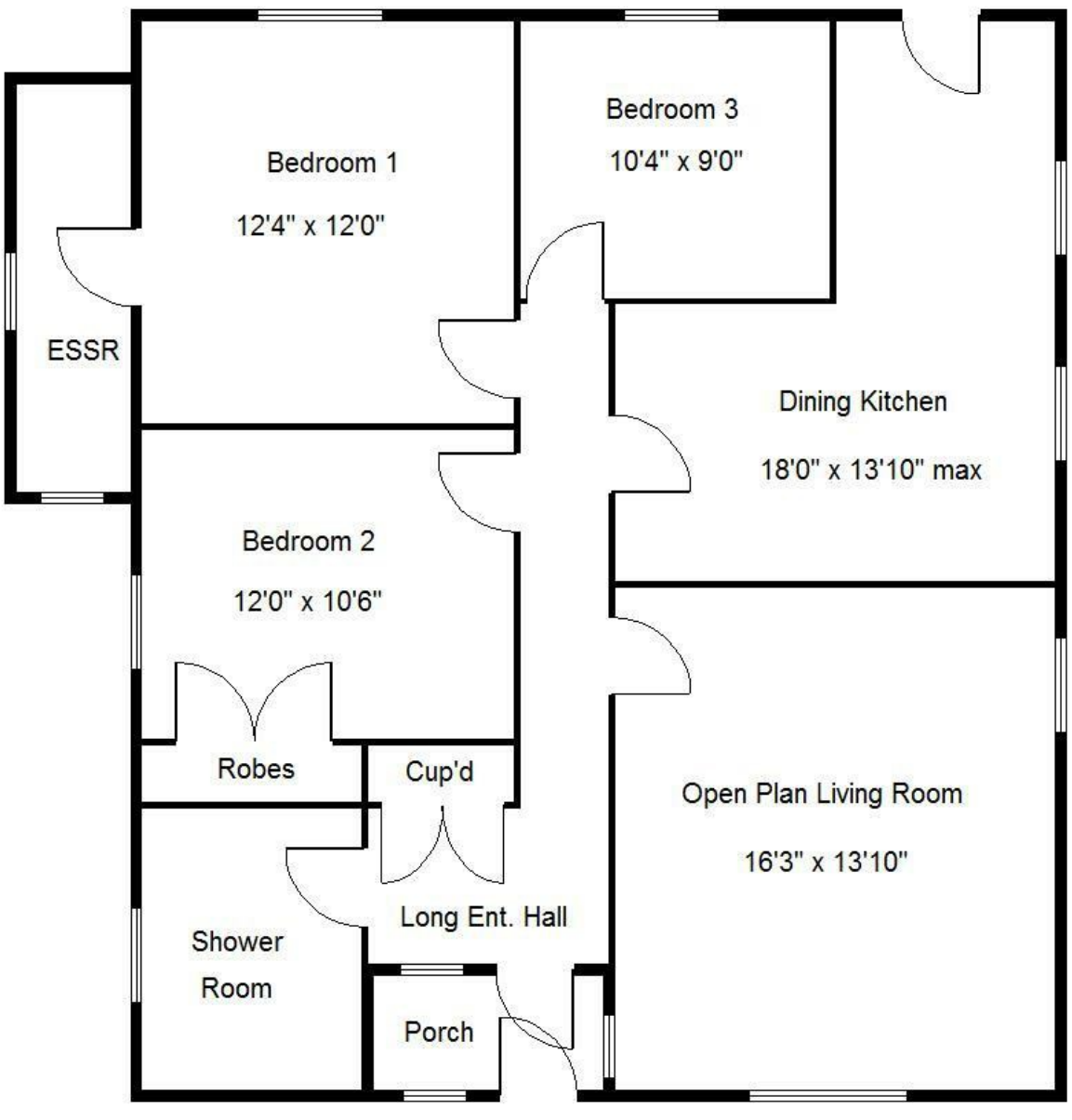
AGENTS NOTES:
TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing to the external windows and doors including pvc soffits, fascias and gutters.

HEATING - The property has a gas radiator central heating system installed via a combination type boiler.

SECURITY - The property has an alarm system fitted.

COUNCIL TAX - This property is Band D.

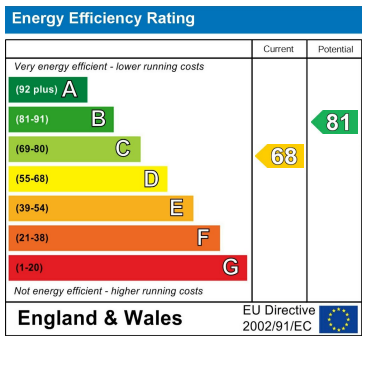


VIEWING - By prior telephone appointment with horton knights estate agents.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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