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of doncaster



**School Lane, Wheatley Hills, Doncaster Guide Price £460,000**



2 School Lane, Wheatley Hills, Doncaster, South Yorkshire, DN2 5TQ

**STUNNING FORMER SHOW HOUSE/ 5 BEDROOMS 3 BATHROOMS CONTEMPORARY DETACHED / DOUBLE GARAGE/ PROMINENT POSITION ON THE FRONT OF THE DEVELOPMENT/ GORGEOUS LANDSCAPED GARDENS/ VIEWING ESSENTIAL.**

Built by Avant Homes to the popular Chesham styling this luxuriously appointed contemporary home epitomises modern family living. Only 2 years old it has the latest innovations, including latest high speed internet services, high insulation standards, double glazing technologies, heating and hot water system etc. The accommodation briefly comprises: Entrance hall, front facing lounge with a feature bay window, a huge open plan living dining kitchen with a central breakfast island, all beautifully fitted with integrated appliances, plus bi-folds onto the rear garden, separate utility room and a ground floor wc. On the first floor there are 5 bedrooms, all of which will comfortably hold a double, two with beautifully appointed en-suites plus an equally well appointed house bathroom. Outside, it stands on a commanding plot, beautifully landscaped including a walled rear garden with decked patios, raised flower beds and a lawn. The front enjoys ample parking and an expansive integral double garage. Central location, with access to all the amenities including local shops, schools etc. and access to the M18/ M180 and motorway networks. **VIEWERS WILL NOT BE DISAPPOINTED.... NO ONWARDS CHAIN!**

**ACCOMMODATION**

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

**ENTRANCE HALL**

This is finished with a ceramic tile floor covering, a central heating radiator, two central ceiling lights and a deep in built under stairs storage cupboard.

**LOUNGE**

16'4" max x 10'0" (4.98m max x 3.05m)

An attractive front facing reception room with a deep feature bay window, central heating radiator and a central ceiling light.

**OPEN PLAN LIVING/ DINING/ KITCHEN**

23'3" max x 24'4" max (7.09m max x 7.42m max)

A very contemporary arrangement which includes bi fold doors which lead onto the property's rear garden. It is all finished with a hard tiled floor covering, the kitchen is fitted with a range of high and low level units and finished with a marble style work

surface. Included is an under mounted sink with a contemporary brush steel tap, a four ring ceramic hob with an extractor hood above, an integrated oven, a combination microwave, an integrated fridge freezer and an integrated dishwasher. There are three double panel central heating radiators within the living and dining areas, there is a central feature light feature, inset spotlighting, and some paneling to the feature walls.

**UTILITY ROOM**

6'6" x 6'0" (1.98m x 1.83m)

A separate door from here continues into the utility room, which is finished with coordinating units, plumbing for an automatic washing machine, room for a tumble dryer etc. There is a continuation of the tiled floor covering, inset spotlighting to the ceiling and a central heating radiator. A door from here continues into the ground floor W/C.

**GROUND FLOOR W/C**

6'0" x 5'2" (1.83m x 1.57m)

Again, all smartly finished with tiling to two walls, a

central heating radiator, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

**FIRST FLOOR LANDING**

A spacious landing area which has doors leading off to the bedrooms and bathroom, plus a double panel central heating radiator, a tall built in airing style cupboard which has a pressurised hot water cylinder and light laid on.

**PRINCIPAL BEDROOM**

12'10" x 12'10" (3.91m x 3.91m)

A large front facing double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator, fitted wardrobes, a central ceiling light and a door to an en suite shower room.

**EN SUITE SHOWER ROOM**

10'8" x 5'0" (3.25m x 1.52m)

All smartly finished, with a modern three piece suite that comprises of; a walk in shower enclosure, a pedestal wash hand basin, a low flush W/C, a contemporary style towel rail/ radiator, tiling to the

four walls, coordinating floor tiles, a central ceiling light, an extractor fan and a shaver point.

## BEDROOM 2

16'7" max x 12'0" max (5.05m max x 3.66m max)  
A large second double bedroom, this has two PVC double glazed windows to the front elevation, built in wardrobes, a central ceiling light, a central heating radiator and leads into an en suite shower room.

## EN SUITE SHOWER ROOM

7'8" x 5'8" (2.34m x 1.73m)  
Fitted with a modern white three piece suite comprising of; a shower enclosure, a wash hand basin, a low flush W/C, modern tiling to the shower area and splashbacks, coordinating floor tiles, a PVC double glazed window, an extractor fan and a ceiling light.

## BEDROOM 3

11'4" x 9'2" (3.45m x 2.79m)  
This has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, fitted wardrobes and a central ceiling light.

## BEDROOM 4

11'6" x 9'2" (3.51m x 2.79m)  
This has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, a central pendant light fitment and built in wardrobes concealing hanging rail and storage.

## BEDROOM 5

12'0" max x 9'2" (3.66m max x 2.79m)  
A rear facing double bedroom which has a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

## HOUSE BATHROOM

6'11" x 6'3" (2.11m x 1.91m)  
Again, all beautifully finished with a modern white suite, panel bath, a wash hand basin, a low flush W/C, complimented with modern tiling to the walls, a co-ordinating tiled floor, a central ceiling light and an extractor fan.

## OUTSIDE

The property stands well and enjoys an attractive and prominent plot on the front of the development. There is ample off road parking and an integral double garage.

## INTEGRAL DOUBLE GARAGE

A large very usable double garage with power and light laid on.

## REAR GARDEN

To the rear of the property there is an enclosed garden area, this has all been professionally landscaped and has ornate brick walling to the perimeters, a composite style decked patio and sitting area, with a further stone paved patio area to the far side, there is raised and shaped flowerbeds and borders, stocked with a variety ornamental shrubs and plants. There is also pedestrian side access.

## AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with PVC double glazing, including bi-fold doors.

HEATING - The property has a gas fired dual zone central heating system fitted, with a pressurised hot water cylinder to allow for mains pressure hot water throughout the house.

COUNCIL TAX - This property is Band F.

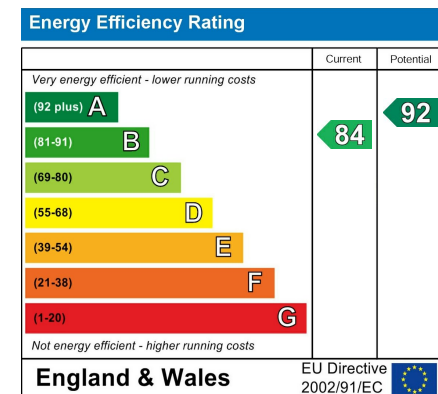
VIEWING - By prior telephone appointment with horton knights estate agents.

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)

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.

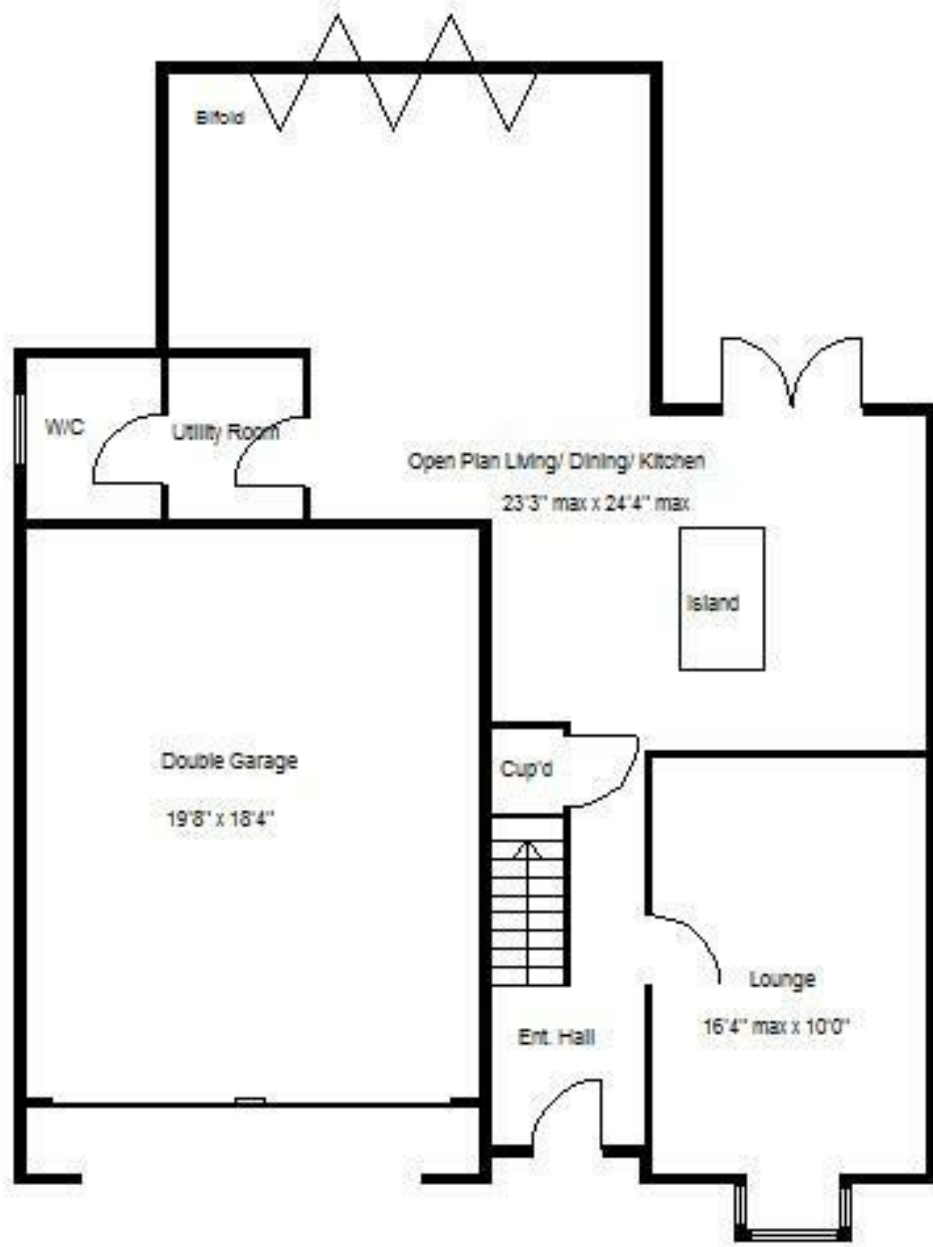




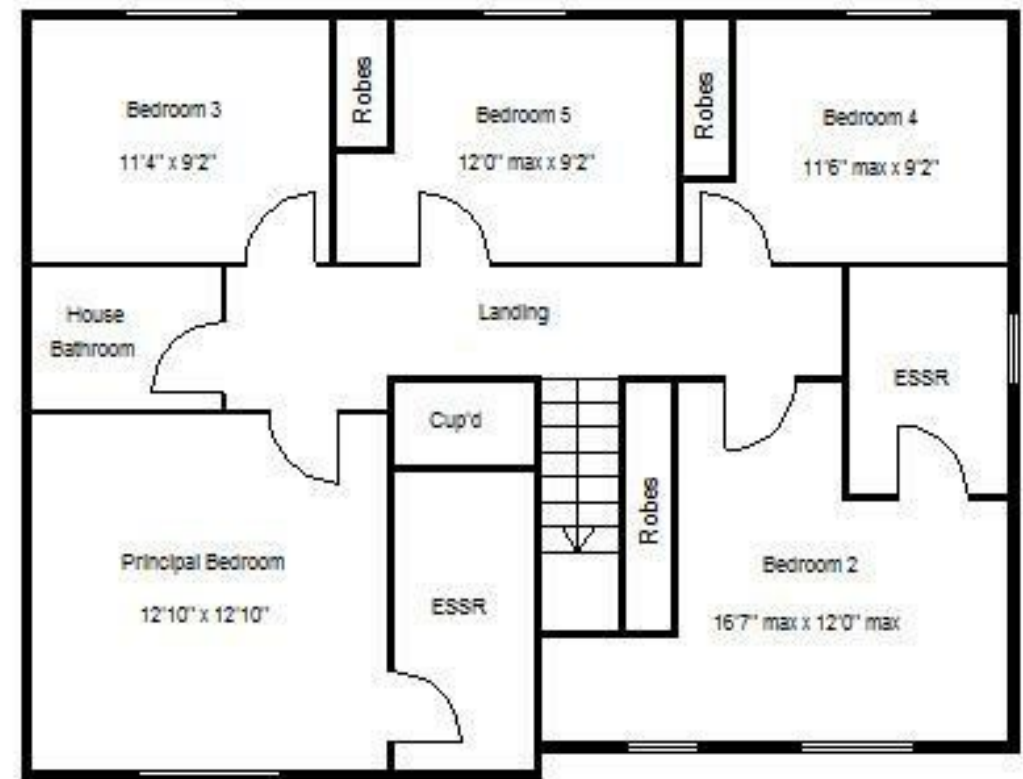








Ground Floor



First Floor







