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Clifton Crescent, Wheatley Hills, Doncaster, DN2 5NJ
Offers Over £215,000

EXTENDED TRADITIONAL STYLE BAY FRONTED SEMI / SIDE ANNEXE WITH WETROOM / 4 BEDROOMS, 1 GROUND FLOOR / PVC DOUBLE GLAZING / LARGE OPEN PLAN EXTENDED LIVING & DINING ROOM / MODERN FITTED KITCHEN WITH COOKING APPLIANCES / PRIVATE REAR GARDEN / OFF STREET PARKING //

Tucked away in this lovely residential district, this traditional style double bay fronted semi-detached house benefits from a side extension adding an additional ground bedroom and a wet room. It has pvc double glazing throughout and a gas fire central heating system via a combi boiler and comprises: entrance hall, large open plan lounge & dining room extending to 27'0", a good sized modern fitted kitchen with integrated appliances, ground floor bedroom with en-suite wet room. First floor landing, two really good-sized double bedrooms and a good sized single, plus a modern bathroom. Outside the property can offer off street parking with a front garden, lovely private enclosed rear garden, and an external w/c. The property is very well served with amenities and can offer quick access to supermarkets, shopping centres, plus the town centre itself, with a nice community feel within Wheatley Hills. All in all, this is an excellent family home with some flexibility on the use of its accommodation, viewing is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

A Pvc double glazed entrance door with double glazed side screens and a fan light gives access to the entrance hall.

ENTRANCE HALL

From here stairs rise to the first-floor accommodation with a built in understairs storage cupboard, a double panel radiator, coving to the ceiling, vinyl floor covering.

OPEN PLAN LOUNGE & DINING ROOM

27'0" x 11'4" max (8.23m x 3.45m max)

This is a really large and bright living space, with a large pvc double glazed bay window to the front and matching pvc double glazed French style doors to the rear. There are two central heating radiators, wood style laminated flooring throughout, modern style electric fire and coving to the ceiling.

FULLY FITTED EXTENDED KITCHEN

18'1" x 7'7" max (5.51m x 2.31m max)

The kitchen benefits from a large extension and is smartly fitted with a range of shaker style wall mounted cupboards and base units, a wood block style work surface incorporating a single bowl stainless steel sink with chrome style mixer tap. A host of integrated appliances include a brushed stainless-steel electric fan assisted oven, matching four ring gas hob, brushed stainless steel extractor hood above, integrated dishwasher and fridge freezer, plus there is plumbing for a washing machine. There are double glazed windows to the side and rear elevations, a pvc double glazed door giving access into the rear garden, a vinyl floor covering and a central heating radiator.

GROUND FLOOR BEDROOM / KITCHENETTE

13'2" x 8'6" max (4.01m x 2.59m max)

This makes a useful addition to the property and could be used to house a relative. It provides a good-sized bedroom with double glazed windows to the front and side elevations, a central heating radiator, with wall mounted cupboard and base unit incorporating a single bowl stainless steel sink.

MODERN EN-SUITE WET ROOM

All smartly finished with modern grey tiling tiling to the walls and floor. It is fitted with a low flush w/c, a pedestal wash hand basin and shower area with a mains plumbed shower. A wall mounted heated towel rail, extractor fan and pvc double glazed window to the rear elevation.

LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor. There is an access to the loft space, coving to the ceiling, built in cupboard which houses the gas central heating boiler and provides storage for linen with a double-glazed window to the side. Doors lead off to bedrooms and bathroom.

BEDROOM 1

14'5" x 9'10" max (4.39m x 3.00m max)

A lovely sized bay fronted double bedroom, with double glazed windows, central heating radiator, coving to the ceiling, built in wardrobes to the left and right-hand alcoves of the chimney breast.

BEDROOM 2

12'8" x 10'10" max (3.86m x 3.30m max)

A good sized second double bedroom with a pvc double glazed window enjoying the view down the rear garden, a central heating radiator, picture rail, spotlights to the ceiling, and built in cupboard to the right-hand alcove.

BEDROOM 3

7'6" x 6'5" max (2.29m x 1.96m max)

Pvc double glazed window to the front, central heating radiator, and wood style laminated flooring.

MODERN BATHROOM

Fitted with a modern white suite comprising of a low flush w/c, a pedestal wash hand basin and a panelled bath. There is modern grey ceramic tiling to the walls, further ceramic tiling to the floor, a pvc double glazed window to the rear, and spotlights to the ceiling.

OUTSIDE

To the front of the property is a long garden with some small trees and brick-built wall to the front boundary. There is a driveway providing off street parking, and a timber fence to the side with a gate that leads down the side pathway, into the rear garden.

REAR GARDEN

The rear garden has a raised paved patio area with an artificial lawn which leads to an area of timber decking and gravelled garden beyond. There is a combination of concrete post, timber fencing and hedgerow to the boundary with a mature eucalyptus tree. There is also a useful timber storage shed, an external water tap attached to the side elevation of the house and an external w/c.

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 8 years old.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 120 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

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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			
		63	81
EU Directive 2002/91/EC			