



horton knights of doncaster

sales  
lettings  
and service



The Grove, Wheatley Hills, Doncaster, DN2 5SF  
Offers Over £315,000



LARGE CONTEMPORARY STYLED 3 BEDROOM DETACHED BUNGALOW / STUNNING OPEN PLAN INTERIOR / FEATURE ISLAND KITCHEN INC. INTEGRATED APPLIANCES / EN-SUITE SHOWER ROOM / CONTEMPORARY BATHROOM / LARGE REAR GARDEN WITH GARAGE / INTERNAL VIEWING RECOMMENDED //

Finished with a gorgeous contemporary style open plan interior this 3 bedroom detached bungalow must be viewed. It is finished to an exceptionally high standard with smart clean lines, Oak interior doors, PVC double glazing and a gas central heating system via a combination type boiler. The property briefly comprises: Long entrance hall, large open plan living dining 'island' kitchen (Approx. 8m x 6m) with a host of integrated appliances, 3 good sized bedrooms, the main bedroom has an en-suite shower room and the remaining bedrooms have 'Hammonds' fitted wardrobes, plus a luxuriously appointed contemporary bathroom. Outside are attractive gardens, a long side driveway and a detached garage. The property stands on an attractive tree lined avenue within the popular Wheatley Hills district and is conveniently placed close to a range of local amenities, the city centre and therefore viewing is highly recommended.

ACCOMMODATION

A contemporary style composite door gives access to the property's long entrance hall.

ENTRANCE HALL

This is a long hallway which gets wider towards the far end, it has inset spotlighting to the ceiling, a smoke alarm, an access point into the loft space, a tall cupboard, a central heating radiator, modern laminate flooring and a doorway leading to the open plan living dining 'island' kitchen.

OPEN PLAN LIVING DINING 'ISLAND' KITCHEN  
26'6" x 19'8" (8.08m x 5.99m)

This is probably better demonstrated by the floorplan and photographs, it is a beautiful, bright open plan living space with bifold doors which give an outlook over the rear garden and further 3 contemporary style tall windows to the side. It is all beautifully finished with laminate flooring, inset spotlighting to the ceiling. The kitchen is finished with a range of two tone dark and light grey cabinets with a marble work surface over including a five ring induction hob, an integrated double oven and grill plus a combination type microwave oven. There is also an integrated dishwasher, fridge/freezer and a washing machine. There is an undermounted sink with a contemporary style mixer tap, a continuation of the laminate flooring, 2 tall contemporary style radiators and an extractor fan.

From the hall doors lead to the bedrooms and bathroom.

BEDROOM 1  
12'2" x 11'9" (3.71m x 3.58m)

A beautiful double bedroom, it has a PVC double glazed window to the front, a central heating radiator,

a central ceiling light and a door to the en suite shower room.

EN SUITE SHOWER ROOM

All beautifully finished with a modern white suite and contrasting light grey tiles. There is a shower enclosure with a rainfall style shower head, a wash basin set onto a vanity unit and a low flush W/C, chrome towel rail/ radiator, an extractor fan and inset spotlighting to the ceiling.

BEDROOM 2  
12'9" x 10'6" (3.89m x 3.20m)

A second good sized double bedroom, it has a PVC double glazed window to the front, a double panel central heating radiator, a central ceiling light and a range of quality 'Hammonds' fitted wardrobes finished with grey sliding doors, concealing hanging rail and storage.

BEDROOM 3  
12'2" x 7'10" (3.71m x 2.39m)

A comfortable single bedroom, there is a PVC double glazed window to the side, a double panel central heating radiator, a central ceiling light and a range of 'Hammonds' fitted wardrobe with a light grey sliding cabinet door.

CONTEMPORARY BATHROOM

All beautifully finished again with a white suite comprising of a free standing central bath with a waterfall style tap and a rinse style shower, a wash hand basin inset to a vanity unit and a low flush W/C. There are coordinating light grey marble effect floor and wall tiles, a high level double glazed velux window with a solar electric blind, an extractor fan, inset spotlighting to the ceiling and a tall contemporary style towel rail/ radiator.

OUTSIDE

To the front of the property, there is a block paved driveway which provides car standing via gated access onto a long side driveway where there is further block paving, this continues down to the rear garden.

REAR GARDEN

With a stone patio and sitting area, further block paving, a good sized lawn, timber fencing to the perimeters and a detached rendered garage. There is external courtesy lighting, external power points and an external water tap.

DETACHED GARAGE

With an up and over door, power and light laid on.

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 C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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

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.

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.

