horton knights

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Norborough Road, Wheatley, Doncaster, DN2 4AR

Offers Over £200,000 - £230,000

SUBSTANTIAL PERIOD HOUSE OVER 3 FLOORS / 4 LARGE BEDROOMS / PARKING AND GARAGE TO THE REAR / 2 RECEPTION ROOMS / LARGE KITCHEN / GFWC / GREAT LOCATION CLOSE TO CITY CENTRE / VIEWING ESSENTIAL //

With an abundant amount of space, this 3 storey, 4 bedroom period house must be viewed. It has many period features, includes gas central heating and pvc double glazing and briefly comprises: Large, wide entrance hall, front facing lounge with a period bay window, separate dining room, large breakfast kitchen, lobby and a ground floor wc. On the first floor is 3 bedrooms, including 2 large doubles, and a 4 piece family bathroom with a separate shower, whilst on the top floor is a large attic bedroom. Outside to the rear is a large courtyard garden, off road parking and a detached garage. Resident street parking to the front. Superb location within walking distance of the hospital, buses to and from the city and all its amenities. PRICED TO SELL.

ACCOMMODATION
A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
A wide entrance hall with a feature staircase giving access to the first floor accommodation, there is a central heating radiator, a tiled floor covering, coving to the ceiling, a deep built in understairs storage cupboard and a door into the lounge.

LOUNGE
16'0" into bay x 15'0" max (4.88m into bay x 4.57m max)
An attractive front facing reception room, it has a deep PVC double glazed bay window to the front, ornate cornicing to the ceiling, a feature tiled fireplace with inset fire, laminate flooring, a double panel central heating radiator, a central ceiling light and feature wall lights.

DINING ROOM
12'4" into bay x 9'0" max (3.76m into bay x 2.74m max)
A good sized second reception room, it has a PVC double glazed window inset to a deep bay which gives access into the property's rear garden. There is a picture rail, a central ceiling light and a central heating radiator.

BREAKFAST KITCHEN
12'10" x 11'4" (3.91m x 3.45m)
This is fitted with a range of high and low levels units finished with a white cabinet door and a contrasting work surface, there is a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, a recess suitable for a gas cooker with an extractor hood above, plumbing for an automatic washing machine and room for a fridge freezer. With tiled flooring, a central heating radiator, coving, a central ceiling light and a broad walkway which leads through into a rear lobby.

REAR LOBBY
This has a PVC double glazed door which gives access to the side and rear, a further PVC double glazed window, a continuation of the tiled flooring, a central ceiling light and a door into a ground floor W/C.

GROUND FLOOR W/C
Fitted with a 2 piece white suite comprising of a low flush W/C and a wash hand basin, there is a PVC double glazed window, tiled flooring, a central ceiling light, light and panelling to half wall height.

FIRST FLOOR LANDING
With a staircase continuing to the upper floor, a deep built in cupboard, a central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1
16'3" into bay x 11'5" (4.95m into bay x 3.48m)
A large double bedroom, there is a deep PVC double glazed bay window to the front, a range of fitted wardrobes concealing hanging rail and storage, a double panel central heating radiator and a central ceiling light.

BEDROOM 2
13'0" x 11'5" (3.96m x 3.48m)
A good sized second double bedroom, there is a PVC double glazed window to the rear, a central ceiling light and a central heating radiator.

BEDROOM 4
10'1" x 9'5" (3.07m x 2.87m)
This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

HOUSE BATHROOM
All beautifully finished with a modern white suite that comprises of a panelled bath with a shower mixer, a separate shower enclosure, a wash hand basin and a low flush W/C inset to bathroom furniture. There is modern tiling including a feature turquoise coloured tile, 2 PVC double glazed windows, a matching marble effect tiled floor covering, a contemporary style towel rail/ radiator and a central ceiling light.

SECOND FLOOR
A second staircase from the landing leads up to bedroom 3.

BEDROOM 3
18'2" x 12'2" (5.54m x 3.71m)
A large studio style room it has a high level PVC double glazed window and a further skylight, a double panel central heating radiator, recessed storage and a central ceiling light.

OUTSIDE
To the front of the property there is an attractive forecourt garden, this has hedging and brick walling to the perimeter and there is a pedestrian gate giving access onto a paved pathway. With an artificial lawn and ornamental feature raised garden beds.

REAR GARDEN
This is a good size, it is all nicely enclosed with walling to the perimeters. The garden itself is hard landscaped with paved patio and sitting areas, raised stone borders stocked with a variety of shrubs and plants providing an attractive sitting area during the warmer months. To the far end there are double gates which give access onto a wide rear lane, providing off road parking if required; this also gives access to a brick garage.

BRICK GARAGE
16'2" x 9'3" (4.93m x 2.82m)
With double wood opening doors, power and light laid on and a personnel door.

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

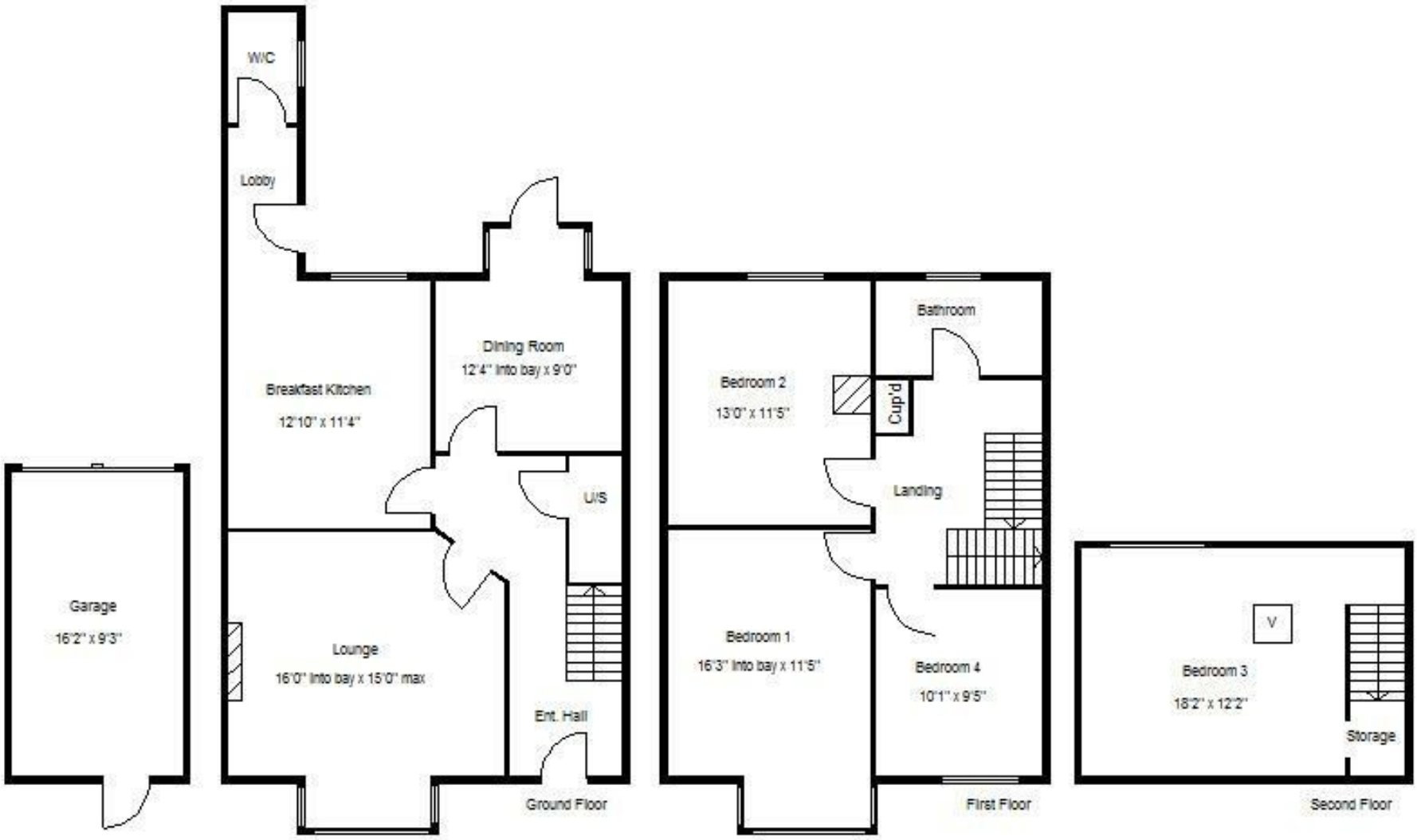
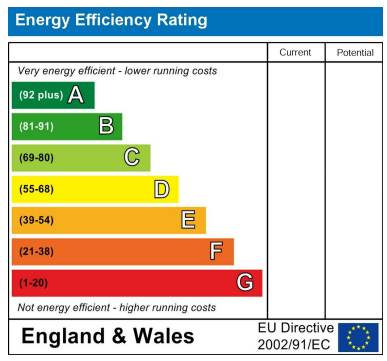
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.

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