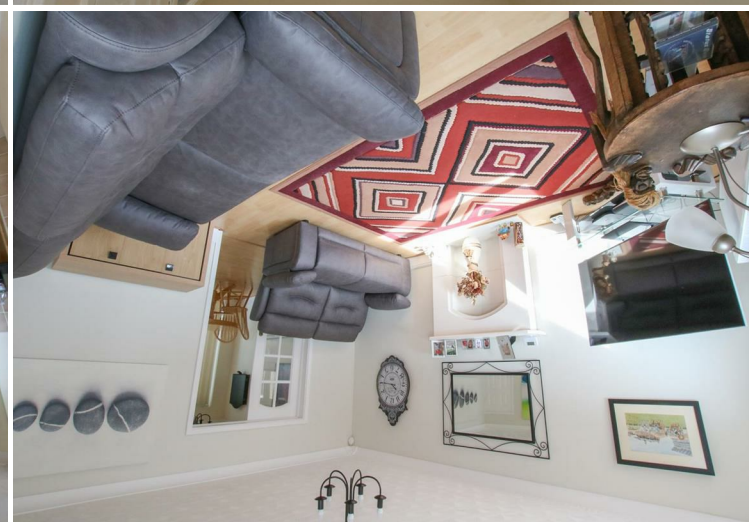
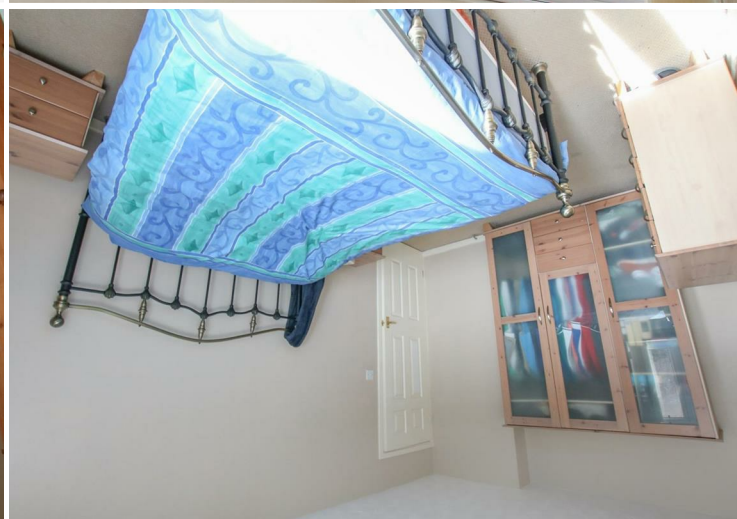
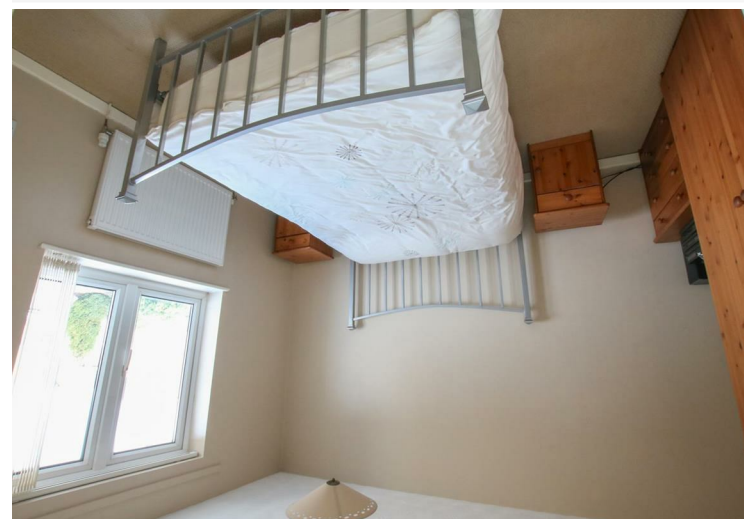
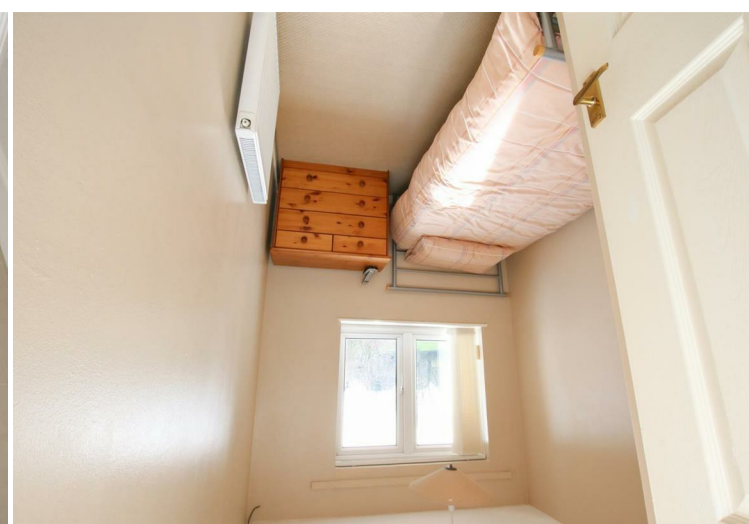
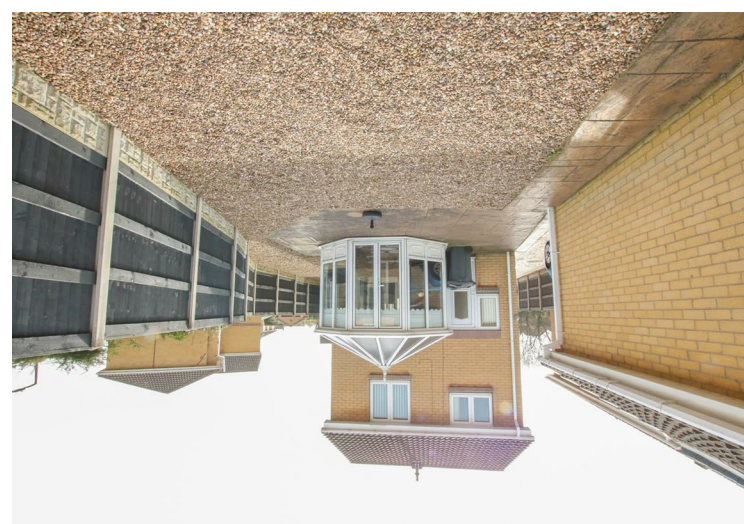




sales
lettings
and service

horton knights of doncaster



Thorpehall Road, Edenthorpe, Doncaster, DN3 2PD
Guide Price £210,000 - £220,000

LOVELY CUL DE SAC POSITION / 3 BEDROOM DETACHED HOUSE / PVC CONSERVATORY / GAS CENTRAL HEATING SYSTEM / DETACHED BRICK GARAGE / ENCLOSED REAR GARDEN. PRICED TO SELL / VIEWING ESSENTIAL //

Nicely positioned within this small cul de sac off Thorpehall Road, a modern 3 bedroom detached house. Pleasant outlook to the front, enclosed rear garden and a detached brick garage. The property has a central heating system installed, PVC double glazing and briefly comprises: Entrance hall with a ground floor wc off, spacious lounge, open plan dining kitchen, PVC conservatory, landing 3 bedrooms and a bathroom. Outside are attractive gardens, a long side drive and a garage. Great location with access to local amenities, schools, shops including supermarket and access to the M18 and motorway networks. Motivated seller, therefore early viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the property's first floor accommodation, a double panel central heating radiator, coving, a ceiling light, modern laminate flooring and a door to the ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern two piece white suite comprising of a low flush w/c and a wash hand basin. There is a continuation of the laminate flooring, a pvc double glazed window, a central heating radiator and a ceiling light.

LOUNGE

13'1" x 12'8" max (3.99m x 3.86m max)

An attractive front facing reception room, it has a broad PVC double glazed window to the front, a feature fire surround, a central heating radiator, laminate flooring, coving to the ceiling and a ceiling light. There is a door to a built in under stairs storage cupboard plus further double opening doors leading into the dining kitchen.

DINING KITCHEN

15'8" x 11'0" (4.78m x 3.35m)

This is fitted with a range of high and low level units finished with a work surface over, there is a four ring gas hob, an extractor hood, an integrated oven and an integrated fridge and freezer. With plumbing for an automatic washing machine, a single drainer stainless steel sink unit, a PVC double glazed window, a PVC double glazed door, two central heating radiators, a laminate floor covering, coving to the ceiling and two central ceiling lights. Double doors from here lead into the conservatory.

CONSERVATORY

10'0" x 8'7" (3.05m x 2.62m)

This has PVC double glazing with a tiled floor, it has a pitched polycarbonate style roof and two PVC double glazed doors to the far end which lead out onto a hard landscaped rear garden.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, a central ceiling light, access into the loft space and a tall built in cupboard housing the gas fired combination type boiler which supplies domestic hot water and central heating systems. Doors from here lead off to the remaining accommodation.

BEDROOM 1

13'3" x 9'0" (4.04m x 2.74m)

A lovely double bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

11'1" x 9'2" (3.38m x 2.79m)

This is a good sized second double, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

9'7" x 6'6" (2.92m x 1.98m)

A comfortable third sized bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and an inbuilt cupboard providing storage.

HOUSE BATHROOM

Fitted with a modern three piece white suite comprising of a panelled bath with cradle style shower mixer tap, a pedestal wash hand basin and a low flush

w/c. There is tiling to the four walls, coordinating floor tiles, a central heating radiator, a PVC double glazed window and inset spotlighting to the ceiling.

OUTSIDE

The property stands on an attractive plot, nicely positioned within the cul-de-sac. It has an open aspect to the front and there is a tarmac area which leads onto a concrete patterned drive, this continues along the side of the property and leads to a detached brick garage.

DETACHED GARAGE

18'0" x 8'9" (5.49m x 2.67m)

This has a metal up and over door and a personnel side door with power and light.

REAR GARDEN

The rear garden is all hard landscaped, designed for easier and lower maintenance. There is concrete posts and timber fencing to the perimeters.

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 approx 6 years.

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.

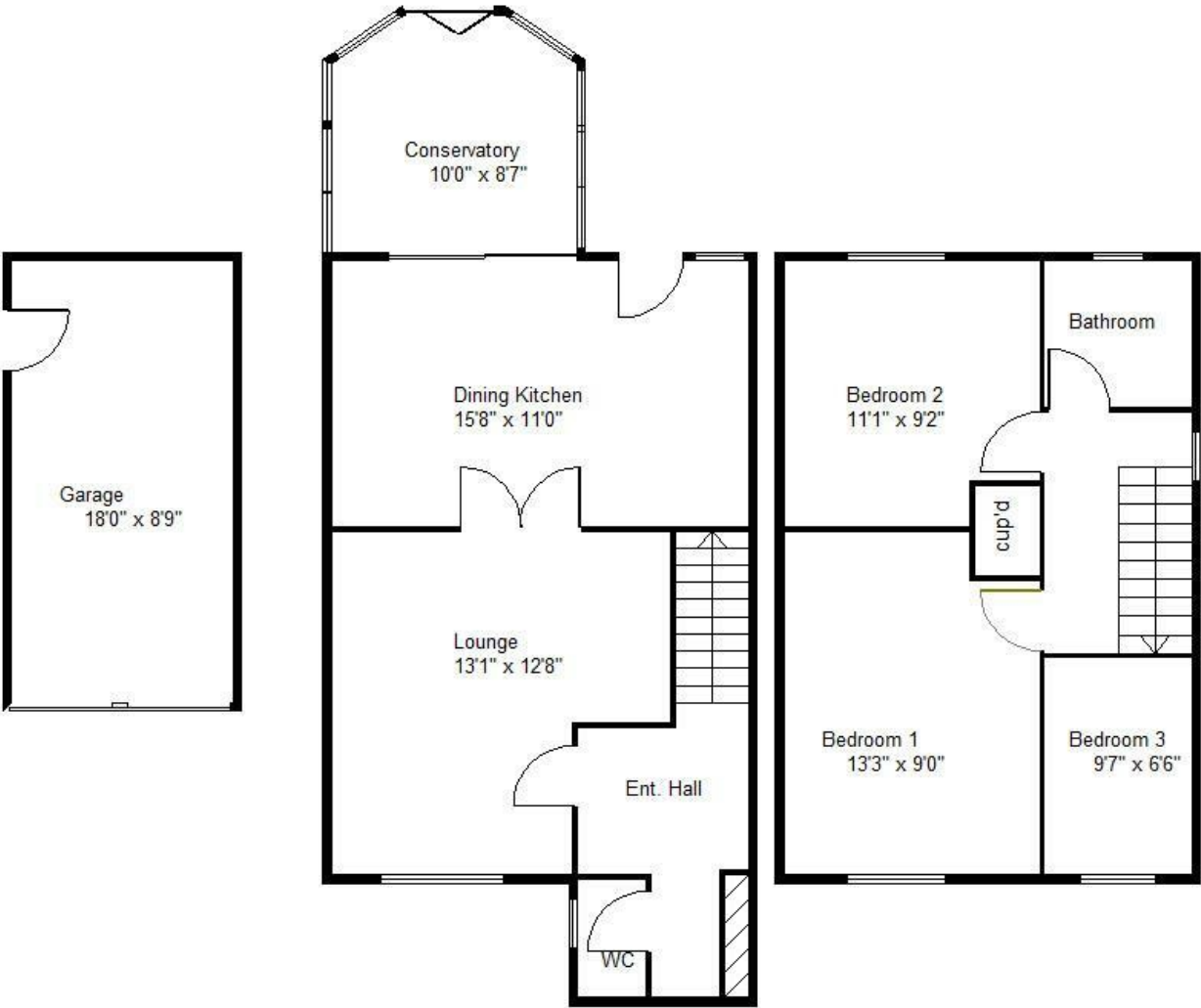
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.



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		
England & Wales	EU Directive 2002/91/EC	

