



horton knights of doncaster

sales
lettings
and service



Westminster Drive, Dunsville, Doncaster, DN7 4QD
Offers Over £290,000 - £300,000

A GOOD SIZED 4 BEDROOM DETACHED HOUSE / LARGE SQUARE SHAPED LOUNGE / PVC CONSERVATORY/ LOVELY CUL DE SAC POSITION / DOUBLE WIDTH DRIVEWAY & GARAGE / SUNNY WESTERLY FACING GARDEN / NO UPWARD CHAIN //

PRICED TO SELL.....a good sized 4 bedroom detached house with a conservatory and a sunny Westerly facing rear garden. The property is chain free and offers ready to move into living. It has a gas central heating system via a modern combination type boiler, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, spacious square shaped lounge, pvc conservatory, separate dining/ family room, fitted kitchen, first floor landing 4 bedrooms, upgraded en-suite and a contemporary shower room. Outside there is a lovely enclosed Westerly facing rear garden, a double width driveway and an integral garage. Nice position off the main thoroughfare, in a quiet cul de sac. EARLY VIEWING IS RECOMMENDED.

ACCOMMODATION

A canopy gives shelter to a PVC double glazed entrance door with a double glazed side screen which leads into the property’s entrance hall.

ENTRANCE HALL

It has a modern laminate floor covering, a staircase to the first floor accommodation with a spindled banister rail, an understairs storage cupboard, a central heating radiator, ceiling light and a door to the ground floor W/C.

GROUND FLOOR W/C

This is fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin. There is a central heating radiator, tiling to the walls, a laminate floor covering, a ceiling light and an extractor fan.

LOUNGE

15'2" x 14'1" into bay (4.62m x 4.29m into bay)

A good sized, square shaped room with a deep bay window, there are 2 PVC double glazed double opening doors which lead out into the conservatory. There is a double panel central heating radiator, a feature fireplace with a gas fire inset, a wall mounted A/C unit, coving, a central ceiling light and 2 PVC double glazed windows to the rear.

CONSERVATORY

13'0" x 8'3" (3.96m x 2.51m)

This is all PVC double glazed, it has a central heating radiator, a pitched polycarbonate style roof, a timber effect vinyl floor covering and PVC double glazed double opening doors which lead out onto the rear garden.

DINING / FAMILY ROOM

11'0" x 8'0" (3.35m x 2.44m)

A good size, it has a PVC double glazed window to the front, a central heating radiator, a continuation of the laminate flooring, coving to the ceiling and a central ceiling light.

FITTED KITCHEN

15'2" x 8'0" (4.62m x 2.44m)

A good size, 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, a single drainer 1 1/2 bowl sink unit with a rinse style mixer tap, a recess suitable for a fridge, a double panel central heating radiator, a PVC double glazed window and inset spotlighting to the ceiling. There is also plumbing for an automatic washing machine, room for an under counter freezer, a double glazed exterior type door, all smartly finished with a high gloss polished tiled floor.

FIRST FLOOR LANDING

There is an access point into the loft space, a central ceiling light, a smoke alarm, a central heating radiator and a built in cupboard which houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1

13'6" x 11'0" max (4.11m x 3.35m max)

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

EN SUITE SHOWER ROOM

This is finished with a white suite comprising of an upgraded walk in shower with modern tiling and a mains plumbed thermostatic shower with a glazed shower screen, a wash hand basin, a low flush W/C, modern vinyl flooring, a PVC double glazed window and a chrome style towel rail/ radiator.

BEDROOM 2

13'0" x 8'0" (3.96m x 2.44m)

A good sized second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

11'6" x 8'0" (3.51m x 2.44m)

Again, a comfortable double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 4

9'0" x 8'4" (2.74m x 2.54m)

A large single bedroom, it has a PVC double glazed window

with an outlook to the front, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

This has been remodeled to create a contemporary shower room, this has a large walk in shower enclosure with a frameless glass screen, a mains plumbed thermostatic shower and a rainfall style shower head, a wash hand basin inset to a vanity unit and a low flush W/C. This is all smartly finished with modern tiling, display niches, a PVC double glazed window, inset spotlighting to the ceiling, an extractor fan and a contemporary style towel rail/ radiator.

OUTSIDE

To the front of the property, there is a large tarmac driveway which provides ample car standing and in turn leads to an integral garage. There is a decorative front lawn with shaped beds and ornamental stones inset.

INTEGRAL GARAGE

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

REAR GARDEN

The rear garden has been landscaped and designed for easier and lower maintenance, it has decorative flower borders stocked with a variety of shrubs and plants, creating screening during the summer months. There is concrete posts and timber fencing to the perimeters and a pedestrian pathway gives access to the side of the property.

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 D.

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.

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

