



# horton knights

of doncaster

sales  
lettings  
and service



Thorne Road, Wheatley Hills, Doncaster, DN2 5AJ

Guide Price £285,000 - £295,000

\*\*\* GUIDE PRICE £285,000- £295,000 \*\*\*

## LARGE 4 BEDROOM SEMI-DETACHED HOUSE / FANTASTIC POSITION WITH LARGE GARDEN / DOUBLE LENGTH GARAGE / PVC CONSERVATORY / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL

Located on this popular roadway, a very substantial traditional styled 4 bedroom semi-detached house offering spacious living. The property is chain free and therefore early viewing recommended. It has a gas radiator central heating system via a combination type boiler, majority PVC double glazing and briefly comprises: A beautiful entrance hall with stairs to first floor, spacious lounge, conservatory, separate dining room, fitted kitchen, utility room, a ground floor WC and a cellar. First floor landing, four bedrooms, bathroom and a separate WC. Outside there are good sized gardens with a long gated driveway leading to a double tandem garage with electric door. The garage widens towards the rear, perfect for a family buyer. Well placed with access to local amenities, a variety of shops and Wheatley Centre Shopping Park, plus easy access to the city centre. Early viewing recommended to avoid disappointment.

### ACCOMMODATION

A composite double glazed entrance door leads in the property's entrance hall.

### ENTRANCE HALL

This is a good size, it has a feature staircase with ornate banister rail, there are two deep built-in cupboards either side of the entrance door, oak boarded floor, double panelled central radiator, tall PVC double glazed window, coving and doors leading into the dining room. There is a door from the side of the stairs which gives access down to a cellar where there is a cold shelf, it also houses a gas fired boiler which supplies domestic hot water and central heating systems.

### LOUNGE

14'5" x 11'6" (4.39m x 3.51m)

A rear facing reception room with a feature fireplace including a gas fire, two central heating radiators, ornate coving to the ceiling, central ceiling light and two PVC double glazed double opening doors which lead out into a conservatory.

### PVC CONSERVATORY

13'9" x 10'0" (4.19m x 3.05m)

This is a particularly good size, it has a pitched polycarbonate roof with an opening velux style window, central ceiling fan light, two slimline panel heaters, laminate flooring and PVC double glazed double opening doors which open on to the rear garden.

### DINING ROOM

15'0" into bay x 12'4" (4.57m into bay x 3.76m)

This has a deep PVC double glazed bay window to the front with leaded glazed quarter lights, boarded floor, central heating radiator, coving, central ceiling light.

### KITCHEN

11'4" x 11'2" (3.45m x 3.40m)

This is fitted with a range of high and low level units finished with an oak panelled door, a contrasting work surface and a tiled splashback. There is recess for a free-standing cooker, plumbing for an automatic washing machine/dishwasher, two PVC double glazed windows, central heating radiator, tiled

flooring, coving, ceiling light and a smoke alarm. A door from here continues into a utility room.

### UTILITY ROOM

This is fitted with a range of base units, there is single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, room for a tumble dryer etc. A continuation of the tiled flooring and second door which leads into the ground floor WC.

### GROUND FLOOR WC

Fitted with a low flush wc, there is a PVC double glazed window to the side and a central heating radiator.

### FIRST FLOOR LANDING

There is a tall storage cupboard on the landing with shelving etc. and doors to the bedrooms and bathroom.

### BEDROOM 1

15'6" into bay x 11'2" (4.72m into bay x 3.40m)

Situated to the front, a large double bedroom with a deep PVC double glazed bay window to the front, three central heating radiators, coving and a central ceiling light.

### BEDROOM 2

14'6" x 11'6" (4.42m x 3.51m)

A comfortable sized second double bedroom, it has an oriel PVC double glazed window to the rear, central heating radiator, wash-hand basin, air conditioning unit and coving to the ceiling. From here there is a retractable ladder which gives access into a part boarded and insulated loft space with light laid on, offering further scope if required for storage.

### BEDROOM 3

8'3" max x 8'2" (2.51m max x 2.49m)

This takes the benefit of the off-set square bay to the side and therefore makes a large room, it has a PVC double glazed window, central heating radiator and a central ceiling light.

### BEDROOM 4

8'0" x 6'0" (2.44m x 1.83m)

A good single sized bedroom, it has a PVC double glazed window, central heating radiator and a central ceiling light.

### HOUSE BATHROOM

This is fitted with a white suite which comprises of a panelled bath with mixer shower over, a glazed shower screen, pedestal wash hand basin, tiling to the bathing area and splash backs, double panelled central heating radiator, vinyl flooring and inset spot lighting to the ceiling.

### SEPARATE WC

This has a PVC double glazed window to the side, a low flush WC, corner wash hand basin and a central ceiling light.

### OUTSIDE

The property is approached by double gated entrance which leads onto a tarmac driveway which provides car standing. There is a lawn feature flower beds and borders, this continues along the side of the property courtesy of a second set of double opening gates open into a further drive which in turn leads to a detached tandem brick garage. Which has an electric roller shutter door, power and light laid on, and windows to the side.

### REAR GARDEN

The rear garden itself is a particularly good size, it is mainly lawned with shaped flower beds and borders. There is a aluminium framed greenhouse. The lawned garden to the right hand side of the garage cannot be built up on.

### AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Majority 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.

designed as a visual reference and is NOT a scale drawing.

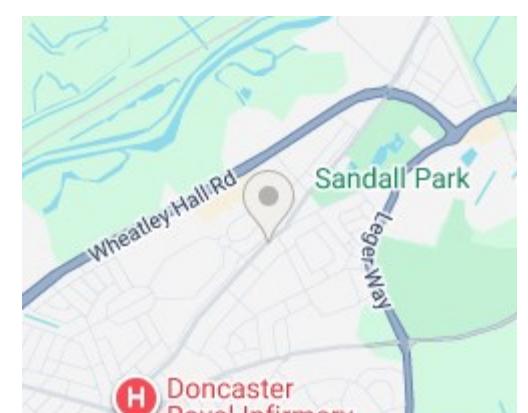
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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 you're 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		