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Church View, Wadworth, Doncaster, DN11 9BZ
Price £240,000

**** £10,000 ALLOWANCE TOWARDS DEPOSIT ****

LARGE 4 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL VILLAGE LOCATION / LARGE OPEN PLAN LIVING DINING KITCHEN / EN-SUITE TO MAIN BEDROOM / LONG SIDE DRIVE & OFF ROAD PARKING / GOOD SIZED REAR GARDEN / MOTIVATED SELLER / EARLY VIEWING ESSENTIAL //

An internal inspection is highly recommended to fully appreciate the space offered by this large 4 bedroom semi detached house. With the benefit of a large two-storey rear extension it offers a large open plan living dining kitchen and a large main bedroom with an en-suite shower room. It has a gas radiator central heating system via a modern combi type boiler, PVC double glazing which briefly comprises: Entrance hall with stairs to first floor, spacious front facing lounge, large open plan living dining kitchen with integrated cooking appliances, ground floor W/C, rear lobby and a boiler room. First floor landing, 4 good sized bedrooms, en-suite shower room to the main bedroom and a modern house bathroom with shower. Outside are front and rear gardens, the rear is a good size and enjoys the afternoon and evening sun. Off road parking to the front for two to three cars. Well placed within the village including access to local amenities, schools etc.

ACCOMMODATION

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

ENTRANCE HALL

This has a staircase to the first floor accommodation, central heating radiator, coving, ceiling light, smoke alarm and door to lounge.

LOUNGE

15'8" max x 11'9" (4.78m max x 3.58m)

A good sized front facing reception room which has a feature fireplace, a PVC double glazed window to the front, central heating radiator, laminate flooring, coving and a central ceiling light.

OPEN PLAN LIVING DINING KITCHEN

22'10" max x 15'10" max (6.96m max x 4.83m max)

A large social entertaining area perfect for todays modern living. The kitchen area is fitted with a range of modern high and low level units finished with a contrasting work surface over. There is a four ring ceramic hob with splashback, extractor hood and an integrated oven. A single drainer stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher with space alongside for a tall fridge freezer. There is a continuation of the laminate flooring, two central ceiling lights, two PVC double glazed double opening doors, PVC double glazed window and doors to a deep built-in understairs storage cupboard.

LOBBY

This has a PVC double glazed door to the side and access into a boiler cupboard which has a wall mounted gas fired combination type boiler supplying domestic hot water and central heating systems and there is a laminate floor covering, central heating radiator and shelving.

GROUND FLOOR W/C

All smartly finished with a modern white suite comprising of a corner wash basin, low flush WC, tiled flooring, central heating radiator, PVC double glazed window and an extractor fan.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, central heating radiator, inset spotlighting and doors to the bedrooms and bathroom.

BEDROOM 1

11'2" x 8'7" (3.40m x 2.62m)

A large double bedroom which forms part of the extension, it has a broad PVC double glazed window with an outlook to the rear, central heating radiator, ceiling light, plus a deep built-in wardrobe with hanging rail storage and a further door alongside gives access into an en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white suite that comprises of a shower enclosure, a mains plumbed thermostatic shower, glazed shower screen and tiling to the walls, a low flush W/C and matching wash hand basin, PVC double glazed window, extractor fan and central ceiling light.

BEDROOM 2

11'6" x 10'2" (3.51m x 3.10m)

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

BEDROOM 3

11'4" x 8'0" max (3.45m x 2.44m max)

A comfortable sized third bedroom with a PVC double glazed window to the rear, central heating radiator, central ceiling light and a built-in cupboard with hanging and storage.

BEDROOM 4

8'6" x 8'3" (2.59m x 2.51m)

Has a double glazed window to the front, central heating radiator, central ceiling light.

BATHROOM

This is fitted with a white suite which comprises of a panelled bath with independent electric shower over and a glazed shower screen, a pedestal wash hand basin and a low flush WC. There is a contemporary style towel/radiator, laminate flooring, central ceiling light and an extractor fan.

OUTSIDE

To the front of the property there is a dropped kerb which gives access to a long driveway which continues through a gated access into the rear. There is a pebbled frontage which offers additional off road parking if required, brick walling and fencing to the perimeters with external light.

REAR GARDEN

This is a particularly good size, it enjoys a beautiful Westerly aspect, it is all enclosed with concrete post and timber fencing, and hedging to the perimeters. There are shaped flower beds and borders stocked with a variety of maturing shrubs and plants and a large Summer house style shed with attached store to the side, this has 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

approx 5/6 years old.

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

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