



horton knights of doncaster

sales
lettings
and service



Rowena Avenue, Edenthorpe, Doncaster. DN3 2JF
Offers Over £235,000

**VIEWING ESSENTIAL- VERY DECEPTIVE / MASSIVELY EXTENDED SEMI DETACHED HOUSE / FANTASTIC OPEN PLAN LIVING / ISLAND
STYLE KITCHEN WITH ANTHRACITE UNITS / INTEGRATED APPLIANCES / 3 or 4 BEDROOMS, 2 BATHROOMS / AIR SOURCE HEAT PUMP /
EV CHARGE POINT / LARGE REAR GARDEN //**

Viewers will be surprised, or even shocked at how much family space this extended semi has to offer. With a large side/ rear extension creating a more contemporary open plan 3/4 bedroom house. It has a newly installed air source heat pump system, pvc double glazing and briefly comprises: Entrance hall, large open plan living dining kitchen, including feature island, integrated appliances, a utility area, side lobby contemporary styled ground floor shower room, a large second lounge with bi-folds onto the rear garden and an office or even bedroom 4. On the first floor there are 3 good sized bedrooms and a modern white bathroom. Outside the front offers ample parking, the rear is subdivided to create a family garden mainly lawned with a large patio area, and addition area with large shed/ workshop. Very popular road way within Hungerhill catchment, access to local shops, supermarkets etc. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A composite modern type entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished, it has a feature half panelled wall with a staircase to the first floor accommodation. Checkerboard effect tiled floor covering, oak skirting, central ceiling light and a coat rail. An oak interior door leads through into a beautiful open plan living dining kitchen.

**LARGE OPEN PLAN LIVING/ DINING/ KITCHEN
22'0" max x 18'0" max (6.71m max x 5.49m max)**

This is probably best demonstrated by the floor plan and photographs. The room is zoned, there is a more informal sitting area with a media wall. Within the dining area there is a feature ornamental fireplace with stone hearth and ceramic tiled insets including an oak mantel. There are two PVC double glazed windows, inset spotlighting the ceiling, three contemporary style tall radiators, a lacquered raw steel look and a deep recess suitable for flat screen TV etc. Again all finished with oak skirting.

This continues by way of a feature breakfast island through into the kitchen and leads towards the utility area.

The kitchen is beautifully fitted with a range of high and low level units finished with an anthracite cabinet door, a contrasting oak block work surface, and a host of integrated appliances include a four ring induction hob, matching twin ovens, central

microwave and warming drawer and an integrated wine cooler. There is inset spotlighting to the ceiling, a continuation of the oak flooring, deep cupboard recess and two anthracite coloured double glazed opening doors which lead onto the rear patio and garden.

UTILITY AREA

There is a composite sink with mixer tap, plumbing for an automatic washing machine and dishwasher, room for a tall fridge freezer and an exterior composite door which gives access to the side elevation. From here a door gives access to a ground floor shower room.

GROUND FLOOR SHOWER ROOM

This is all beautifully finished with modern tiling, including a rainfall style shower head and rinse, wash hand basin, low flush WC, gold coloured contemporary style radiator, wall mirror, extractor fan and inset spotlighting to the ceiling, under floor heating.

LOUNGE

13'8" x 11'1" (4.17m x 3.38m)
A large room with bifold doors which lead onto the rear patio and garden. There is a ceiling light and gold coloured electrical fittings. A further door continues into the ground floor office/ Bedroom 4.

**GROUND FLOOR OFFICE / BEDROOM 4
11'1" x 10'6" (3.38m x 3.20m)**

This has two PVC double glazed anthracite windows including a feature pyramid style window which gives an outlook to the rear. There is a central light plus deep recessed storage.

FIRST FLOOR LANDING

There is a PVC double glazed window to the front elevation, inset spotlighting to the ceiling, continuation for the panelling and an oak banister rail.

BEDROOM 1

14'2" x 10'1" (4.32m x 3.07m)
Beautiful double bedroom having deep built-in wardrobes concealing hanging rail and storage, inset spotlighting to the ceiling, PVC double glazed window and two contemporary style radiators.

BEDROOM 2

10'9" x 7'10" (3.28m x 2.39m)
A good sized second bedroom, it has a PVC double glazed window to the rear, two central heating radiators and inset spotlighting to the ceiling.

BEDROOM 3

9'8" x 7'6" (2.95m x 2.29m)
Still a good sized bedroom it has a PVC double glazed window to the front, two contemporary style radiators and inset spotlighting to the ceiling.

HOUSE BATHROOM

7'6" x 4'10" (2.29m x 1.47m)
Fitted with a contemporary style free standing bath with shower over including a rainfall style shower head, mixer tap with glazed shower screen, a pedestal wash hand basin and a low flush WC. There is a period style column type radiator and towel rail, a PVC double glazed window, inset spotlighting to the ceiling and a deep built-in cupboard which houses the air source heat pump.

OUTSIDE

The property stands on a good sized plot, to the front there is decorative stones providing hardstanding for several vehicles.

The rear has been subdivided to create a more formal garden area which has a slate paved patio with contrasting decorative stones this leads onto a larger lawn with fencing, hedging to the perimeters. Beyond that lies a further garden area which includes a large shed/ workshop.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Central heating system via an air source heat pump. Air conditioning and heating fitted to several rooms. Age of air source heat pump 2025.

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

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.

