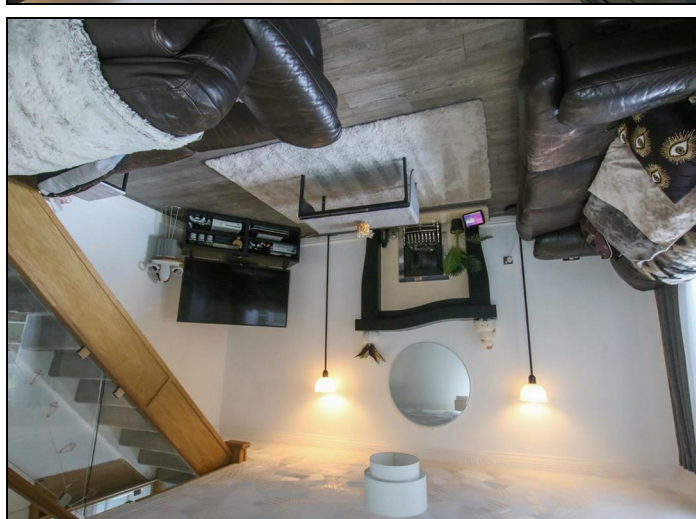
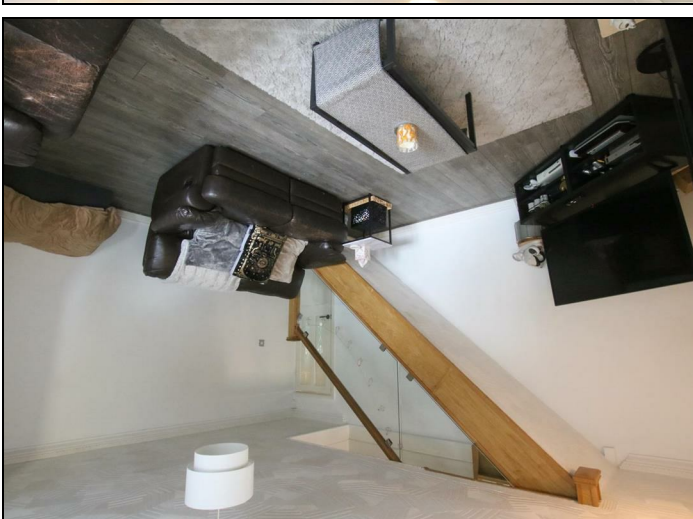
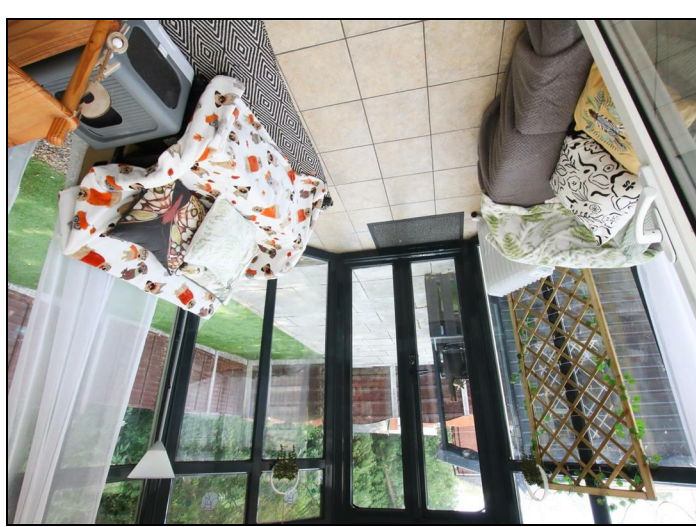
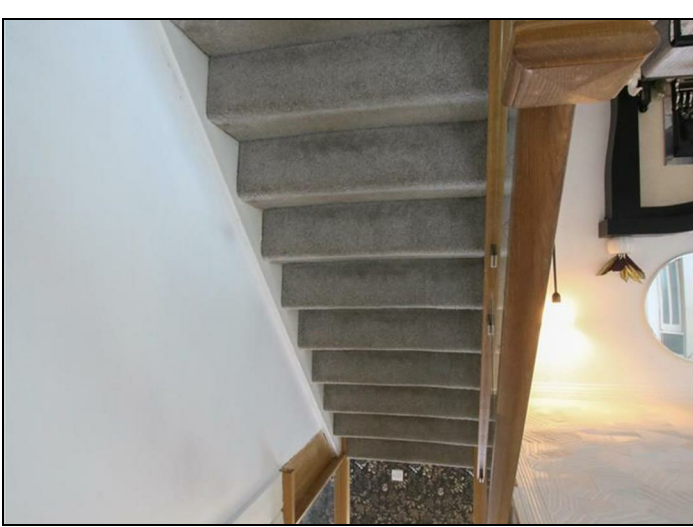
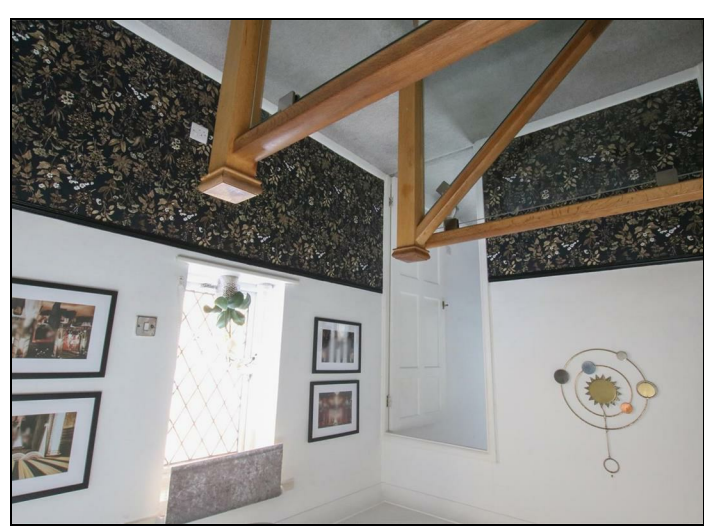




sales
lettings
and service

horton knights of doncaster



Arden Gate, Balby, Doncaster, DN4 9DP
Guide Price £170,000

3 BEDROOM DETACHED HOUSE / FANTASTIC CORNER POSITION / LARGER THAN AVERAGE GARDENS / AMPLE PARKING / PVC CONSERVATORY / CONTEMPORARY BATHROOM WITH SHOWER / THE DOUBLE BEDROOMS HAVE FITTED WARDROBES / EARLY VIEWING RECOMMENDED //

Set back off the main through road on an end plot, a 3 bedroom detached house sat in larger than average gardens. Finished with a modern looking interior it has a gas radiator central heating system, PVC double glazing (except one window) and briefly comprises: Entrance hall, spacious lounge with feature 'oak and glass' staircase, modern fitted dining kitchen with grey coloured cabinet doors and integrated appliances, PVC conservatory, first floor landing, three bedrooms, the two doubles with fitted wardrobes and a stunning contemporary bathroom with rainfall style shower. Attractive gardens, ample gated parking to the front, enclosed rear with wooded backdrop. Well placed with access to local amenities including shops, schools etc. plus easy access to the A1 and motorway networks.

ACCOMMODATION

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

ENTRANCE HALL

This has a ceiling light, a laminate floor covering and glazed door which leads through into an attractive open plan lounge.

LOUNGE

14'10" x 14'7" overall (4.52m x 4.45m overall)

There is a feature oak and glass staircase, a central fireplace with living flame gas fire inset, modern laminate flooring, PVC double glazed bow window, coving to the ceiling, central ceiling light and a central heating radiator.

DINING KITCHEN

14'10" x 10'2" (4.52m x 3.10m)

This is all smartly finished with a range of modern fronted grey coloured cabinet doors and a contrasting work surface. Integrated appliances include a four ring gas hob with splashback and extractor hood, integrated oven, 1½ bowl composite sink with mixer tap, plumbing for an automatic washing machine, room for tumble dryer etc. plus there is space for a tall fridge freezer. Wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. PVC double glazed window, PVC double glazed exterior door, central heating radiator, modern laminate flooring and two ceiling light points. From here two pvc doors open into the conservatory.

CONSERVATORY

9'6" x 9'0" (2.90m x 2.74m)

This has PVC double glazing including double opening

doors which lead out into the rear garden. There is a tiled floor covering, pitched polycarbonate roof, ceiling light/ fan unit.

FIRST FLOOR LANDING

This has a glass balustrade, a timber casement window to the side elevation, coving and an access point into the loft space.

BEDROOM 1

11'3" x 8'4" (3.43m x 2.54m)

A lovely double bedroom which has a PVC double glazed window to the front, central heating radiator, ceiling light and a range of fitted wardrobes concealing hanging rail and storage with ceiling to floor sliding mirrored doors.

BEDROOM 2

10'3" x 8'6" (3.12m x 2.59m)

A good size second bedroom, it has a PVC double glazed window with an outlook to the rear, central heating radiator, central ceiling light and fitted wardrobes concealing hanging rail and storage including one mirrored door.

BEDROOM 3

8'4" x 6'6" (2.54m x 1.98m)

This has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

CONTEMPORARY BATHROOM

The subject of an upgrade, all beautifully finished with tiling to the four walls including coordinating floor tiles, it is fitted with a white suite that comprises of panelled bath with glazed shower screen, mains plumbed thermostatic shower with a rainfall style shower head, wash basin inset to vanity unit and a low flush W/C.

Contemporary style towel rail/radiator, PVC double glazed window, inset spotlighting to waterproof ceiling and an extractor fan.

OUTSIDE

Double opening decorative iron gates give access into a large block paved frontage, this provides ample parking for four or so cars. There is a concrete post and timber fencing to the perimeters and a gate which continues and leads through into a side storage area, this has several timber sheds, with a further gate that continues out into the rear garden itself.

REAR GARDEN

All nicely enclosed, there is a concrete post and timber fencing to the perimeters, there is a raised paved patio and sitting area with a further lawn along side. There is a large timber framed Summer house which has been insulated, and electric laid on, presently used as a small home gym which can easily be an office building or similar.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected to the property.

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

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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.

