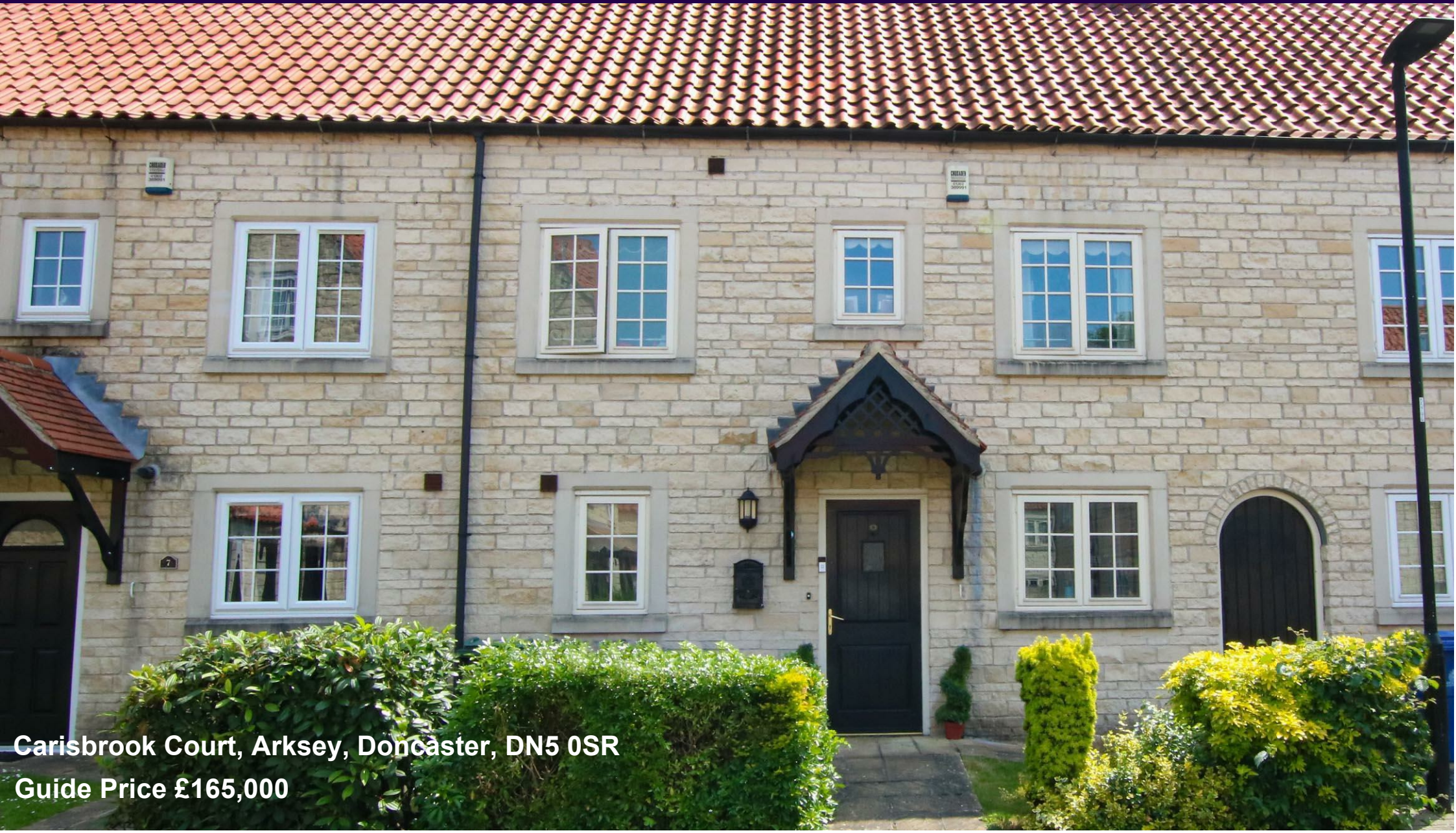


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Carisbrook Court, Arksey, Doncaster, DN5 0SR
Guide Price £165,000

BEAUTIFUL COURTYARD SETTING / GOOD SIZED DOUBLE FRONTED PROPERTY / 3 LARGE BEDROOMS / EN-SUITE SHOWER ROOM / SPACIOUS OPEN PLAN LIVING SPACE OPENS ONTO THE REAR GARDEN / GARAGE & ADDITIONAL PARKING / ATTRACTIVE SOUTH-EASTERLY FACING REAR GARDEN //

An internal inspection is highly recommended to appreciate the size, style and space of this double fronted 3 bedroom house. Lovely stone courtyard setting with brick garage and parking. It has a gas radiator central heating system via a combination type boiler, double glazing and briefly comprises: Entrance hall, ground floor W/C, spacious open plan lounge and dining room which opens onto the rear garden, fitted kitchen with integrated cooking appliances. First floor landing 3 good sized bedrooms, the main bedroom as an en-suite shower room off plus a house bathroom. Outside front there is a brick garage with additional parking in front of it, the rear garden is enclosed with a lovely South-easterly aspect. Easy access to Arksey village amenities including local shops, schools etc. plus access to Doncaster City Centre. VIEWING RECOMMENDED.

ACCOMMODATION

A timber entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a tiled floor covering, central heating radiator, ornate cornicing, central ceiling light, smoke alarm and doors leading to;

GROUND FLOOR W/C

This is a good size, it has a modern white suite comprising of a low flush W/C, wash hand basin, a tiled floor covering, central heating radiator, timber casement double glazed windows and a central ceiling light.

OPEN PLAN LOUNGE & DINING ROOM

19'6" x 16'0" overall (5.94m x 4.88m overall)

This is a large open plan living space, the lounge area has a PVC double glazed window to the rear, double panel central heating radiator, coving, central ceiling light with matching wall lights, there is a staircase leading to the first floor accommodation. The lounge opens up into the dining area where there two timber casement double glazed doors which open onto the rear garden, vinyl flooring, coving and a central ceiling pendant light.

FITTED KITCHEN

11'4" x 6'6" (3.45m x 1.98m)

All smartly fitted with a range of modern high and low level units, finished with a roll edge work surface. There is an integrated 4 ring gas hob with extractor hood above, integrated double oven, a deep recess suitable

for a washing machine including plumbing, a single drainer 1½ bowl stainless steel unit with mixer tap, wall mounted gas fired combination type boiler, timber casement double glazed window, a continuation of the tiled flooring and central heating radiator.

FIRST FLOOR LANDING

From here there is an access point into the loft space, ceiling light, smoke alarm and double glazed window which gives an outlook to the front.

BEDROOM 1

12'8" x 9'0" (3.86m x 2.74m)

A Large double bedroom as evidenced by the room measurements. There is a timber casement double glazed window to the rear elevation, central heating radiator and a central ceiling light.

EN-SUITE SHOWER ROOM

This is fitted with a white suite which comprises of shower enclosure with mains plumbed thermostatic shower including tiling, a wash hand basin and a low flush W/C. There are coordinating wall tiles including a matching floor covering. A central heating radiator, double glazed window, extractor fan, inset spotlighting to the ceiling and a fused shaver point.

BEDROOM 2

14'4 x 9'0" (4.37m x 2.74m)

A very good sized second double bedroom, there is a timber casement double glazed window to the rear, central heating radiator and a central ceiling light.

BEDROOM 3

9'0" x 6'10" (2.74m x 2.08m)

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

HOUSE BATHROOM

9'0" x 5'2" (2.74m x 1.57m)

Fitted with a white suite comprising of a panelled bath, a pedestal wash hand basin and a low flush WC. There is tiling to the bathing areas and splashbacks, vinyl tiled floor covering, central heating radiator, double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

To the front of the property there is a forecourt garden with ornamental hedge and pedestrian pathway. A second gateway between No. 9 and No. 11 give access to through into the rear garden, which can also be accessed directly from the dining room.

REAR GARDEN

This is all nicely enclosed, with fencing to the perimeters. It is mainly lawned and enjoys a Southerly-Easterly aspect.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement double glazing, as per built.

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - 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

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