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Holly Dene, Armthorpe, Doncaster, DN3 2HJ
Offers Over £205,000

3 BEDROOM DETACHED HOUSE / MORE OPEN OUTLOOK TO THE REAR / ATTRACTIVE PVC CONSERVATORY / CONTEMPORARY MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / LONG SIDE DRIVEWAY AND GARAGE / MOTIVATED SELLER / EARLY VIEWING RECOMMENDED //

Located on this attractive cul-de-sac, a 3 bedroom detached house. The property benefits from a beautiful modern kitchen, integrated appliances and a PVC conservatory. The property has a gas central heating system fitted, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, open plan lounge and dining room, PVC double glazed conservatory, newly fitted kitchen, light grey cabinet doors with quartz diamante work surface and integrated appliances. First floor landing; Three bedrooms and a modern white bathroom with shower. Outside there are attractive gardens a long side driveway, detached brick garage. All well placed with access to Armthorpe's many and varied amenities plus easy access to the M18 and motorway networks.

ACCOMMODATION

A modern composite type double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

12'2 x 6'0 (3.71m x 1.83m)

This has a staircase to the first floor accommodation with a built-in understairs storage cupboard, there is a modern laminate floor covering, PVC glazed window, central heating radiator, coving and a ceiling light.

OPEN PLAN LOUNGE & DINING ROOM

22'9" x 11'4" max (6.93m x 3.45m max)

This is probably better demonstrated by the floorplan and photographs. It is a good sized spacious living area, it has a broad PVC double glazed window to the front, double panel central heating radiator, feature fireplace with living flame gas fire inset, centre light and wall light points. There is coving to the ceiling and a broad archway which leads through into the dining area. This has a set of double glazed patio doors to the rear, central heating radiator, coving, central ceiling light.

CONSERVATORY

9'0 x 7'3 (2.74m x 2.21m)

A fantastic additional space. It is PVC double glazed, it has a PVC double glazed door on to the side and rear gardens, modern laminate flooring, central ceiling/fan light unit and power laid on.

KITCHEN

10'2 x 8'0 (3.10m x 2.44m)

This is all beautifully presented with a range of modern high and low level units finished with a modern handleless high gloss cabinet door, a contrasting quartz 'diamanté' style work surface with a 1½ bowl under mounted sink including contemporary mixer tap,

integrated appliances include a four ring ceramic induction hob with extractor hood above with matching glass splashback, an integrated oven, fridge freezer and a dishwasher. There is plumbing for an automatic washing machine laid on. PVC double glazed window with an outlook over the rear garden, a composite style double glazed door, central ceiling light and modern laminate floor covering.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, tall built-in storage cupboard with linen shelving and doors to the bedrooms and bathroom.

BEDROOM 1

12'9 x 10'3 (3.89m x 3.12m)

A large double bedroom, it has a range of fitted bedroom furniture, PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2 REAR

10'6 x 9'0 (3.20m x 2.74m)

A second double bedroom, it has a PVC double glazed window giving an outlook over the rear garden with a grassed area beyond, central heating radiator and a central ceiling light.

BEDROOM 3

7'10 x 7'5 (2.39m x 2.26m)

This has a PVC double glazed window to the front, central heating radiator, coving, central ceiling light and built-in wardrobes.

HOUSE BATHROOM

8'6 x 5'5 (2.59m x 1.65m)

All smartly presented with a modern white suite which comprises of a panelled bath with shower over including

glazed shower screen, pedestal wash hand basin and low flush WC. There is a PVC double glazed window, central heating radiator, tiling to the shower area and half walls, ceiling light and a fitted roller blind.

OUTSIDE

The property stands on a good sized end plot, there is a concrete pattern driveway which provides car standing and continues along the side of the property and leads to a detached brick garage. The remaining front garden has a good variety of maturing shrubs plants etc.

REAR GARDEN

This is beautifully maintained, all nicely enclosed, there is fencing and walling to the perimeters, there is a paved patio area extending across the rear elevation.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected to the property.

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

HEATING - Gas radiator central heating system installed. Age of boiler TBC

COUNCIL TAX - Band C

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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