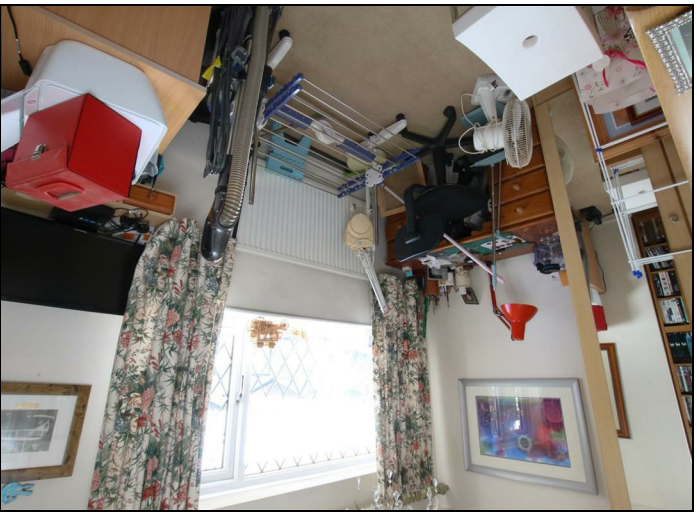
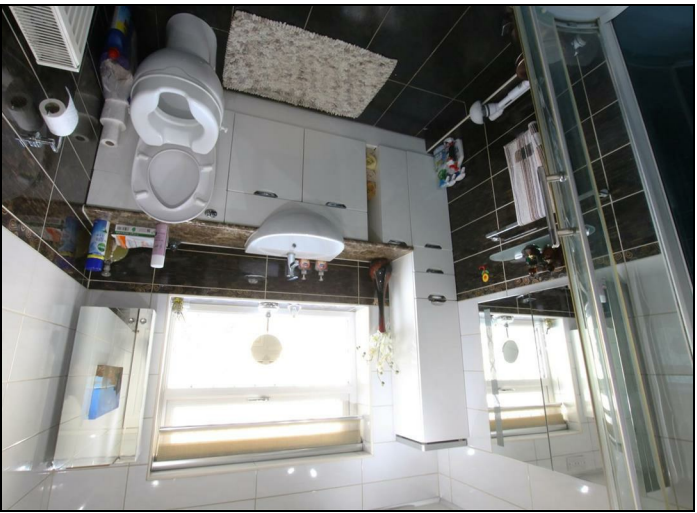




sales
lettings
and service

horton knights of doncaster



Gorse Close, Dunsville, Doncaster, DN7 4DS
Offers Over £215,000

3 BEDROOM DETACHED BUNGALOW / LARGE CORNER PLOT / PVC CONSERVATORY PLUS 2 RECEPTION ROOMS / KITCHEN WITH INTEGRATED APPLIANCES / DRIVEWAY & GARAGE / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

The property stands on a large corner plot, with a more secluded and private rear garden. It offers attractive and spacious living with the addition of a pvc conservatory. If has a gas central heating system, pvc double glazing, solar panels and briefly comprises: Entrance porch into a hall, front facing lounge, large vaulted dining room, modern kitchen with integrated cooking appliances, pvc conservatory, inner lobby, 3 bedrooms and large shower room (originally a bathroom). Outside are gardens to all sides, a driveway and a brick garage with an EV charge point. Nice cul-de-sac position within Dunsville with access to a range of local amenities, shop/ post office and access to the motorway network via the M18. MOTIVATED SELLER. EARLY VIEWING STRONGLY ADVISED.

ACCOMMODATION
A PVC door opens into an entrance porch.

ENTRANCE PORCH
This has a tiled floor covering, a lean-to style roof, wall light and a timber entrance door leads into the entrance hall.

ENTRANCE HALL
This has a laminate floor covering, central ceiling light, coving to the ceiling, an access point into the loft space and a cloaks cupboard.

LOUNGE
15'8" x 11'3" (4.78m x 3.43m)
An attractive front facing reception room, it has a PVC double glazed window to the front, double central heating radiator, central ceiling light, ornate cornicing, dado rail and display niches plus an Adams style fireplace with electric fire inset.

DINING ROOM
15'3" x 9'1" (4.65m x 2.77m)
This is finished with a vaulted ceiling, it has a PVC double glazed window to the front and further double glazed sliding patio doors to the rear, a central heating radiator plus an additional wall mounted electric heater.

PVC CONSERVATORY
16'6" x 8'0" (5.03m x 2.44m)
A large additional reception area, it has a PVC double glazing including a lean-to style polycarbonate roof, there are two central heating radiators, power laid on and fitted blinds to the windows.

FITTED KITCHEN
11'7" x 7'10" (3.53m x 2.39m)
This is fitted with a range of high and low level units with a work surface over, there is a composite 1½ bowl sink with stainless steel mixer tap, a four ring ceramic induction hob with glass splashback, extractor hood, integrated double oven, a deep recess suitable for an American style fridge freezer, plumbing for automatic washing machine and dishwasher. There is a

modern laminate floor covering, PVC double glazed window, ceiling light and fan. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems.

INNER LOBBY
This has doors to the bedrooms and shower room.

BEDROOM 1
10'7" x 10'0" (3.23m x 3.05m)
A good size double which has a range of fitted bedroom furniture concealing hanging rail and storage, PVC double glazed window, central heating radiator, central ceiling light.

BEDROOM 2
12'0" x 9'6" (3.66m x 2.90m)
A second double bedroom, it has a PVC double glazed window to the rear, central heating radiator and a central ceiling light.

BEDROOM 3
9'6" x 7'6" (2.90m x 2.29m)
A comfortable sized third bedroom, it has a PVC double glazed window, a ceiling light and a central heating radiator.

SHOWER ROOM
All beautifully finished with a large corner multi function shower enclosure with mains plumbed shower, body jets etc. There is wash basin inset to a vanity unit and a matching W/C. It is finished with modern tiling to the four walls, a PVC double glazed window with a fitted roller blind, central heating radiator and two ceiling lights with waterproof style ceiling.

OUTSIDE
The property stands on a large corner plot with gardens to all sides. It is principally lawned with shaped flower beds and borders stocked with a variety of maturing shrubs and plants. There are several gated access points into a more private rear garden. There is external courtesy lighting to the far end, a paved driveway provides car standing and in turn leads to a detached garage which has a n electric door, EV charge point, power and light laid on. External flood lighting.

REAR GARDEN
This is nicely enclosed with walling, fencing and hedging to the perimeters. It is mainly lawned with paved patio and seating areas, two useful timber huts and an external water tap.

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 system installed. Age of boiler TBC

SOLAR PANELS - The property has solar panels fitted. Ownership to be confirmed.

COUNCIL TAX - Band C.

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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