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Hurlstone Close, Edenthorpe, Doncaster, DN3 2TP
Offers Over £300,000

SPACIOUS 4 DOUBLE BEDROOM DETACHED HOUSE / LOVELY CUL-DE-SAC LOCATION / LARGE DINING KITCHEN / PVC CONSERVATORY / EN-SUITE / DOUBLE WIDTH DRIVEWAY AND INTEGRAL GARAGE / HUGE POTENTIAL/ VACANT POSSESSION / VIEWING ESSENTIAL //

Located on this popular cul-de-sac, a good sized four double bedroom detached house offering a huge amount of potential. It has a gas radiator central heating system, new boiler 2020, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, lounge, separate dining room, conservatory, large breakfast kitchen and a ground floor wc. First floor landing, 4 double bedrooms, the main bedroom has an en-suite shower room plus there is a house bathroom. Outside are good size gardens, double width driveway and integral garage. Very popular residential location with easy access to good local schools, local shops including a supermarket. Internal viewing is recommended.

ACCOMMODATION

A canopy gives shelter to a double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation. Modern laminate flooring, central heating radiator, a built-in understairs storage cupboard and a separate door to a ground floor wc.

GROUND FLOOR WC

This is fitted with a modern two piece white suite comprising of a low flush wc and wash hand basin, there is an extractor fan, ceiling light and vinyl floor covering.

LOUNGE

18'2" max x 10'10" (5.54m max x 3.30m)

An attractive front facing reception room, it has a deep pvc double glazed bay window to the front, feature fireplace with gas fire inset, modern laminate flooring, central ceiling light and two central heating radiators.

DINING ROOM

10'10" x 9'1" (3.30m x 2.77m)

This has a set of pvc double glazed sliding patio doors which give access out into the conservatory, there is a laminate floor covering, coving, central ceiling light and a double panel central heating radiator.

CONSERVATORY

11'0" x 10'10" (3.35m x 3.30m)

PVC double glazed with pvc double glazed double opening doors which give access into the rear garden. This has a tiled floor covering, central heating radiator, air conditioning unit, pitched polycarbonate style roof with a central ceiling light.

BREAKFAST KITCHEN

16'0" max x 12'3" max (4.88m max x 3.73m max)

This is a very good size. It is fitted with a range of high and low level units finished with a roll edge work surface. There is a four ring gas hob with wok burner, integrated oven and an

extractor hood above. There is a composite style single drainer sink unit, recesses suitable for washing machine and a dishwasher with plumbing laid on. There is also an integrated fridge and freezer and matching tall larder style cabinet alongside, one housing the gas fired boiler which supplies domestic hot water and central heating systems. There are three pvc double glazed windows, central heating radiator, vinyl floor covering, two ceilings lights and an exterior door which leads to the side and rear gardens.

FIRST FLOOR GALLERY STYLE LANDING

16'3" x 6'3" (4.95m x 1.91m)

This has a pvc double glazed window to the front, central heating radiator, an access point into the loft space and a built in airing cupboard which houses hot water cylinder with linen storage.

BEDROOM 1 FRONT

11'6" x 10'8" (3.51m x 3.25m)

A large double bedroom, it has two pvc double glazed windows to the front, a central heating radiator, coving, built-in wardrobes concealing hanging rail and storage and a door to an en-suite.

EN-SUITE SHOWER ROOM

8'7" x 5'0" (2.62m x 1.52m)

This is fitted with a shower enclosure, wash basin, low flush wc. There is a pvc double glazed window, central heating radiator, tiled flooring, coving, ceiling light and spotlight.

BEDROOM 2

10'2" x 9'3" (3.10m x 2.82m)

A second double bedroom, it has a pvc double glazed window to the front, central heating radiator, built-in double wardrobe, coving to the ceiling and a ceiling light.

BEDROOM 3

10'0" x 9'3" (3.05m x 2.82m)

Again a good size double bedroom, it has a pvc double glazed window with an outlook into the rear garden, central heating radiator, coving, ceiling light and a built-in double wardrobe.

BEDROOM 4

11'7" x 9'0" (3.53m x 2.74m)

A double bedroom, it has a pvc double glazed window to the rear, central heating radiator, ceiling light and a built-in double wardrobe.

HOUSE BATHROOM

7'6" x 6'8" (2.29m x 2.03m)

This is fitted with a white suite that comprises of a panelled bath with electric shower over including glazed shower screen, pedestal wash hand basin, low flush wc. There is a central heating radiator, tiled flooring, pvc double glazed window, ceiling light and an extractor fan.

OUTSIDE

The property stands on an attractive plot, to the front there is a lawned garden with double width block paved driveway providing car parking for two cars side by side. This in turn leads to an integral garage.

GARAGE

This has a metal up and over door, power and light and a personnel side door.

REAR GARDEN

Again all nicely enclosed with timber fencing to the perimeters. There is paved patio and sitting area, mainly lawned with shaped flower beds and boarders. In one corner there is a large timber shed with power laid on.

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 installed. Age of boiler 2020.

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 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 relv 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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