















# horton knights of doncaster

16 Hamilton Park Road, Cusworth, Doncaster, DN5 8TX



UNFURNISHED: AVAILABLE IMMEDIATELY - This lovely detached bungalow enjoys a delightful position on this pretty cul-de-sac in the sought after residential district of Cusworth.

With the benefit of pvc double glazing, gas fired central heating via a combination boiler, the accommodation on offer comprises: Entrance porch, fitted kitchen, good size lounge/dining room, inner hall, two double bedrooms, a smart shower room with a white suite and a pvc double glazed conservatory to the rear. Outside the property benefits from lovely front and rear gardens, a long driveway and a detached garage. Good location close to local amenities, shops and schools. Internal viewing is highly recommended.

£950 PCM

#### ACCOMMODATION

A pvc double glazed French style doors give access into an entrance porch.

#### **ENTRANCE PORCH**

This has leaded pvc double glazed windows to the front and rear elevations and an internal timber and glazed door which gives access into the kitchen

## **KITCHEN**

3.28m x 2.44m (10'9" x 8'0")

Fitted with an attractive range of medium Oak style wall mounted cupboards and base units finished with a roll edge work surface over which incorporates a 1 ½ stainless steel sink unit with chrome mixer tap and a single drainer. There is full tiling to the walls, an integrated stainless steel four ring gas hob with an extractor hood above and a matching stainless steel fan assisted oven beneath, a wall mounted gas central heating boiler, plumbing or a washing machine with appliance recess, a further recess for a fridge, wood effect vinyl floor covering, a central heating radiator, a pvc double glazed window to the front and a door which leads into the open plan lounge.

## LOUNGE/DINING ROOM

4.93m max x 4.50m (16'2" max x 14'9")

This is a lovely size and would easily accommodate a dining table as well as a good size suite, it has two pvc double glazed windows to the front, a further pvc double glazed window to the side, a central heating radiator and a feature fireplace with a decorative timber surround incorporating a marble effect inset and hearth and a living flame gas fire.

#### **INNER HALL**

With doors leading to the remaining accommodation, a useful built-in storage cupboard, a further built-in airing cupboard, dado rail, coving and an access point into the loft space.

#### **BEDROOM 1**

3.53m x 3.28m (11'7" x 10'9")

A nice sized double bedroom having a pvc double glazed window overlooking the rear garden, a central heating radiator, coving, dado rail and a range of fitted wardrobes with matching drawers and dressing area.

## **BEDROOM 2**

3.68m x 2.39m (12'1" x 7'10")

Once again this bedroom would accommodate a double bed and has pvc double glazed sliding patio doors giving access into the conservatory, coving, dado rail and a central heating radiator.

#### **CONSERVATORY**

3.15m x 2.87m (10'4" x 9'5")

Constructed of a brick built dwarf wall with pvc double glazed window to the side and rear, a door giving access into the rear garden and a pitched polyurethane room with a ceiling light/fan unit.

## **SHOWER ROOM**

Fitted with a modern suite that comprises of a low flush wc with a concealed cistern, a wash hand basin set into a vanity unit and a corner set shower cubicle with a mains plumbed shower. All nicely finished with chrome style fittings, fully tiled walls, a textured ceiling, a tile effect vinyl floor covering, a pvc double glazed fire escape window to the side and a central heating radiator.

#### **OUTSIDE**

The property is beautifully tucked away in this attractive cul-de-sac in Cusworth and has a lawned garden to the front with decorative shaped flower borders stocked with a variety of shrubs and flower plants, a tarmac driveway provides ample off street parking for several vehicles and leads to the side of the property giving access to the garage and rear garden.

# **GARAGE**

Of stone construction with an electric remote control up and over door, a pvc double glazed window to the rear, power and light

# **REAR GARDEN**

This offers a lovely degree of privacy and has a flagstone area leading to a paved patio, a decent sized area of lawn providing relatively low maintenance with a decorative flower bed stocked with a variety of flower plants, shrubs and bulbs. There is a timber storage shed, a combination of block work, walling and Leylandii to the boundary plus an external security light to the side elevation and a useful water tap on the front elevation, a paved pathway gives full access to the perimeter of the property.

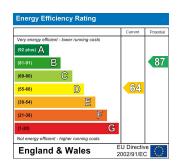
## **LETTINGS AGENTS NOTES**

Note to Tenants - An Administration Fee of £75 + VAT per adult applicant is payable to apply for this property. Following the initial application other fees may become payable. Please contact the agent for further details.

Council Tax Band C

VIEWING By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

OPENING HOURS Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk



England & Wales