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Cranfield Close, Armthorpe, Doncaster, DN3 3LN
Guide Price £190,000 - £195,000

3 BEDROOM SEMI DETACHED BUNGALOW / LARGER THAN AVERAGE GARDENS / SHOWER ROOM / SIDE DRIVEWAY AND DETACHED GARAGE / POPULAR ROADWAY / NO UPWARD CHAIN / VIEWING ESSENTIAL

Situated on a larger than average plot, a chain free 3 bedroom semi detached bungalow. The property has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance porch into an entrance hall, spacious lounge/dining room, kitchen, three good sized bedrooms and a shower room. Outside there is a larger than average garden, side driveway and brick garage. All well placed with access to Armthorpe many and varied amenities including access to the M18 and motorway networks. Priced to sell, early viewing recommended.

ACCOMMODATION

A pvc double glazed entrance door leads into the property’s entrance porch.

ENTRANCE PORCH

This has pvc double glazing, vinyl floor covering and pvc double glazed exterior type door which leads into the property’s entrance hall

ENTRANCE HALL

This is an L shaped hall, it has a central heating radiator, an access point into the loft space, a door to a deep storage cupboard with shelving, ceiling light, smoke alarm and door into a spacious lounge/ dining room.

LOUNGE/DINING ROOM

18'3" x 11'4" max (5.56m x 3.45m max)

This is an attractive room, it has a pvc double glazed window and a door which gives access and an outlook over the property’s rear garden. There are two ceiling lights, central heating radiator and a wall mounted gas fire.

KITCHEN

9'6" x 9'0" (2.90m x 2.74m)

This is fitted with a range of high and low level units, finished with a white cabinet door, contrasting roll edge work surface and tiled splashback. There is an integrated ceramic hob with extractor hood above, integrated double oven, plumbing and recess for washing machine, an integrated fridge and freezer standing side by side, pvc double glazed window with an outlook to the side and rear, inset spotlighting and a central ceiling light. All finished with a vinyl floor covering.

MAIN BEDROOM

12'4" x 10'6" max (3.76m x 3.20m max)

This is a large double bedroom, it has a pvc double glazed window to the front, central heating radiator, ceiling light, two built in wardrobe style cupboards providing storage.

BEDROOM 2

10'6" x 9'6" max

This is a good sized second double room, it has a pvc double glazed window to the front, central heating radiator and a ceiling light.

BEDROOM 3

9'6" x 6'10" (2.90m x 2.08m)

Situated towards the rear, it has a pvc double glazed window overlooking the rear garden, central heating radiator, vinyl floor covering and a ceiling light.

SHOWER ROOM

Reconfigured to create a modern shower room. There is a shower enclosure with a mains plumb thermostatic shower, pedestal wash hand basin, low flush w/c. There is a central heating radiator, pvc double glazed window, tiling to the walls and a central ceiling light.

OUTSIDE

To the front of the property, there is a lawned garden with a side driveway, providing access to a detached brick garage with a gate giving access into the rear garden.

DETACHED BRICK GARAGE

This has a metal up and over door. There is a pvc double glazed window to the side and rear.

REAR GARDEN

This is a good size, much larger than average, it is mainly lawned with hedging and fencing to the perimeters.

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. Age of boiler..TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

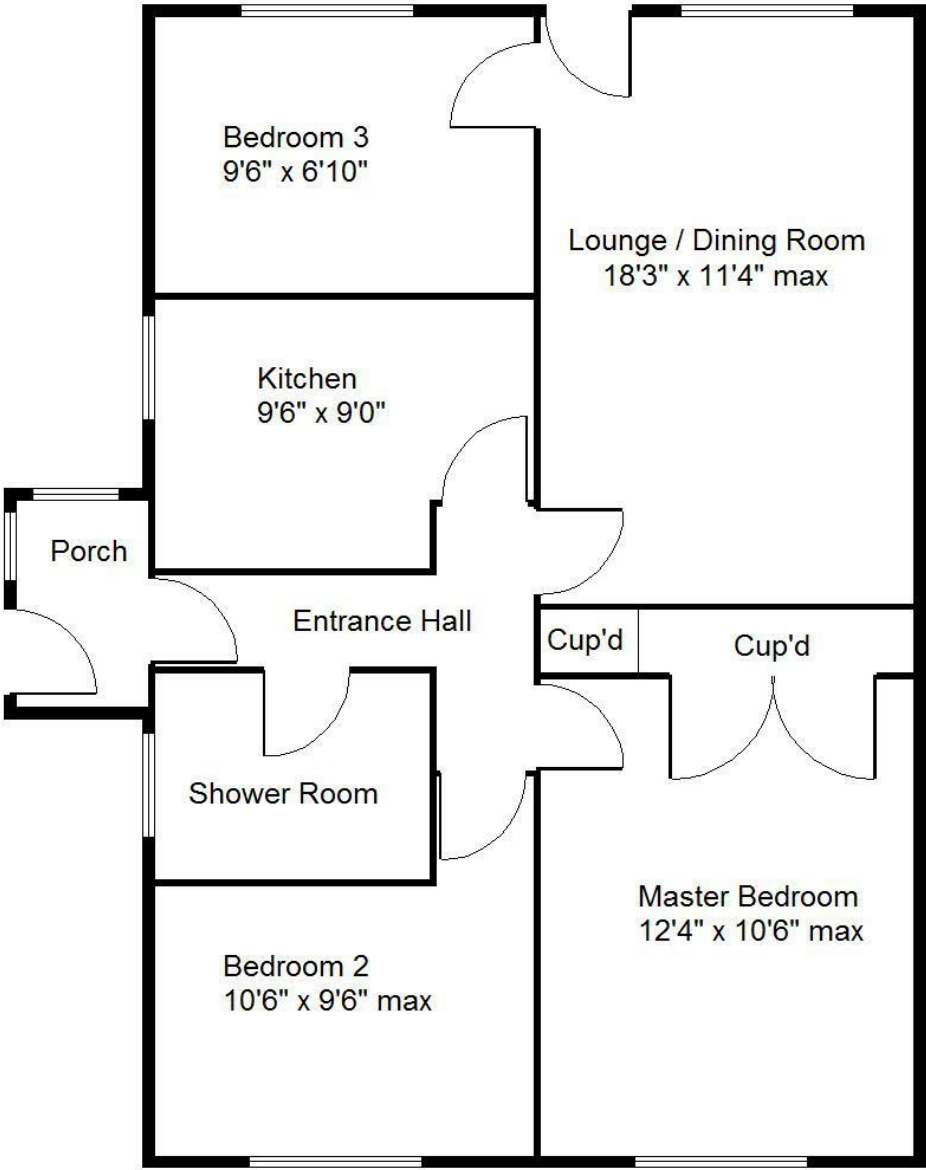
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC