



horton knights of doncaster

sales
lettings
and service



Harpenden Drive, Dunscroft, Doncaster, DN7 4HP
Offers Over £220,000

3 BEDROOM DETACHED BUNGALOW / WELL PRESENTED AND SPACIOUS ACCOMMODATION / LOUNGE / LARGE DINING KITCHEN/ 3 DOUBLE BEDROOMS / EN-SUITE SHOWER ROOM / BEAUTIFUL CONTEMPORARY SHOWER ROOM / A LONG SIDE DRIVEWAY / DETACHED BRICK GARAGE/WORKSHOP //

This must be one of the largest 3 bedroom detached bungalows on the development, and therefore an early viewing is recommended. Many of the rooms have been upgraded, and redecorated to an very good standard, and therefore on the whole is ready to go. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Long hall, spacious lounge with a multi-fuel burner, large dining kitchen and a separate utility room. From the hall there are 3 good sized bedroom, all of which could hold a double bed, the main bedroom has an en-suite shower room off plus there is a second larger contemporary styled shower room. Attractive flat gardens, garage/ workshop and ample parking. Well placed with access to local amenities including local shops etc. and access to the motorway network.

ACCOMMODATION

A composite double glazed entrance door with glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

This is a long hall with two central heating radiators, coving, two ceiling lights, an access point into the loft space via a retractable ladder, modern laminate flooring, tall built-in storage cupboard which has utility shelving and light laid on.

LOUNGE

17'6" x 11'10" (5.33m x 3.61m)

An attractive front facing reception room, it has a deep pvc double glazed bay window to the front, feature stone fireplace with a multi-fuel burner inset onto a granite hearth. There is a double panel central heating radiator, coving, central ceiling light, two wall lights and a continuation of the laminate flooring.

DINING KITCHEN

15'9" x 13'1" (4.80m x 3.99m)

This is a particularly good size, and is probably better demonstrated by the photographs and the floor plan. It has a pvc double glazed window to the front and a modern laminate flooring, arrange of Oak fronted cabinets with a work surface over, four ring gas hob with an extractor hood above and an integrated oven beneath. There is a twin bowl single drainer stainless steel sink unit with contemporary style mixer tap. There is plumbing and space for a dishwasher, inset spotlighting, coving, central heating radiator and a door into a separate utility room.

UTILITY ROOM

6'1" x 6'0" (1.85m x 1.83m)

This has a composite style double glazed door which

gives access into the rear garden, pvc double glazed window, a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a work surface with space for under counter washing machine and tumble dryer etc. continuation of laminate flooring, coving and a ceiling light.

BEDROOM 1

10'10" x 10'10" (3.30m x 3.30m)

A large double bedroom, it has a pvc double glazed window to the rear, coving, central ceiling light, central heating radiator and modern laminate flooring. A door from here leads to the;

EN-SUITE SHOWER ROOM

6'8" x 3'4" (2.03m x 1.02m)

This has a modern shower enclosure with a mains plumbed thermostatic shower, low flush wc with wash hand basin, central heating radiator, pvc double glazed window, laminate flooring, extractor fan and a ceiling light.

BEDROOM 2

11'10" x 10'10" (3.61m x 3.30m)

A good sized second double bedroom, it has a pvc double glazed window to the rear, central heating radiator, coving, central ceiling light and a continuation of the laminate flooring.

BEDROOM 3

10'8" x 8'10" (3.25m x 2.69m)

A good sized third bedroom, it has a pvc double glazed window to the side, central heating radiator, laminate flooring, coving and central ceiling light.

Shower room

8'10" x 6'7" (2.69m x 2.01m)

This has been all upgraded and fitted with a modern white suite that comprises of a frameless glass shower enclosure with modern waterproof walling, a mains plumbed thermostatic shower including a rainfall shower head. There is built-in bathroom furniture incorporating wc and wash hand basin, coordinating splashback, pvc double glazed window, laminate flooring, central ceiling light and a contemporary style central heating radiator.

OUTSIDE

To the front of the property there is an attractive lawned garden, this has brick walling and hedging to the perimeters. A side driveway provides car standing and continues to a brick built garage/ workshop. The front garden is mainly lawned with a raised flower bed stocked with a variety of maturing shrubs and plants.

GARAGE

Brick built garage which has a personnel side door, pvc double glazed window, power and light laid on. This is used more of a workshop at the present time but could easily be a garage by changing the front doors..

REAR GARDEN

This is all enclosed with concrete posts and timber fencing to the perimeters, it has part paved patio providing a sitting area with an attractive lawned area beyond.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating via a combination type boiler. 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

