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lettings
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horton knights of doncaster



Broadlands Close, Dunscroft, Doncaster, DN7 4NN
Offers Over £175,000

EXTENDED 3 BEDROOM DETACHED BUNGALOW / LOVELY POSITION WITHIN THE CLOSE / WELL PRESENTED THROUGHOUT / MODERN FITTED KITCHEN / LOVELY BATHROOM / DETACHED BRICK GARAGE / EASY TO MAINTAIN GARDENS / EARLY VIEWING RECOMMENDED //

Located on this attractive close, a good sized 3 bedroom extended detached bungalow, offered in 'move in condition'. It has a gas radiator central heating system, pvc double glazing and briefly comprises: 'L' shaped entrance hall, lounge, ,modern fitted kitchen with integrated cooking appliances, 3 good sized bedrooms and a modern bathroom with a contemporary style free standing bath and shower over. Enclosed rear garden, long side driveway, detached brick garage with an electric door. Popular residential area with access to local amenities, including shops etc. PRICED TO SELL. EARLY VIEWING ESSENTIAL.

ACCOMMODATION
A pvc double glazed entrance door leads into an 'L' shaped entrance hall.

ENTRANCE HALL
This is all smartly presented, it has a feature panelling to half wall height, modern laminate floor covering, central heating radiator, coving and a deep built-in cupboard which provides storage. There is an access point into the loft space (where the combination type boiler is located) ceiling light and coving.

LOUNGE
12'10" x 10'6" (3.91m x 3.20m)
An attractive front facing reception room with a pvc double glazed bow window to the front, central heating radiator, a continuation of the laminate flooring, coving and a central ceiling light. There is a feature central fireplace with electric stove fire inset.

FITTED KITCHEN
8'6" max x 8'8" (2.59m max x 2.64m)
All smartly finished with a range of modern high and low level units with a work surface over, there is a single drainer 1½ bowl stainless steel sink unit with a rinse style tap, four ring ceramic hob with extractor hood above, integrated double oven and grill and an integrated fridge and freezer, plus a deep recess suitable for a washing machine etc. Modern laminate flooring, pvc double glazed window and inset spotlighting to the ceiling.

From the hall doors lead to:-

BEDROOM 1
13'7" x 10'1" (4.14m x 3.07m)
A large extended double bedroom, it has a pvc double glazed double opening doors which lead out onto the rear garden, laminate flooring, a central heating radiator, coving and two ceiling light points.

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.

BEDROOM 2
12'0" x 9'1" (3.66m x 2.77m)
A good size second double bedroom, again taking the benefit of an extension. It has a pvc double glazed window to the rear, double panel central heating radiator, two ceiling lights, a large built in double wardrobe concealing hanging rail and shelving.

BEDROOM 3
10'6" x 6'10" (3.20m x 2.08m)
A comfortable third bedroom, it has a pvc double glazed window, central heating radiator, ceiling and coving to the ceiling.

BATHROOM
6'8" x 3'8" (2.03m x 1.12m)
All beautifully finished, it has a free standing bath with shower cradle mixer tap and a shower rail, a matching wash hand basin and low flush wc. There is tiling to the four walls including coordinating floor tiles, a pvc double glazed window and a central ceiling light.

OUTSIDE
To the front of the property there is a long sweeping drive which provides car standing for several vehicles and leads to gated access where there is a further additional parking and a detached brick garage. There is an ornamental lawn to the front.

GARAGE
16'9" x 9'0" (5.11m x 2.74m)
An electric garage door with power and light laid on and a personnel side door.

REAR GARDEN
A further set of gates from the driveway lead into the rear garden, this is all enclosed. It has a raised flower border, several maturing shrubs and plants, paved patio and sitting area which enjoys the afternoon and evening sun.

AGENTS NOTES:

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.

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band B

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 

