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Mansfield Crescent, Armthorpe, Doncaster, DN3 2AA
Guide Price £180,000- £190,000

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STUNNING 3 BEDROOM SEMI-DETACHED / CONTEMPORARY OPEN PLAN LIVING / DESIGNER STYLE ISLAND KITCHEN / MANY INTEGRATED APPLIANCES / BI FOLDS TO REAR GARDEN / LARGE REAR FACING MAIN BEDROOM / ATTRACTIVE LOW MAINTENANCE REAR GARDEN / VIEWING ESSENTIAL //

Absolutely Stunning, as you walk into the open plan ground floor living space you'll be surprised. The present owners have transformed this living space into a beautiful contemporary home. It's literally ready to move into. It has a gas central heating system, pvc double glazing, solar panels and briefly comprises: Entrance hall, a large open plan living dining island kitchen with a £20,000 upgraded Milano Metallic Night range of kitchen cabinets, appliances and a diamanté quartz work surface plus bi-folds onto the rear garden, modern ground floor wc, first floor landing, 3 bedrooms, the main bedroom has a large window overlooking the rear garden plus a modern white bathroom. Outside are attractive gardens, the front provides off road parking with a side driveway to an original garage used as more of a workshop/ store now. Beautiful landscaped rear garden with pergola stone paved patio and sitting areas all with a wooded backdrop. My advice is just view it, you won't be disappointed.

ACCOMMODATION

A contemporary style composite double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a contemporary style tall radiator, an LVT style floor covering, coving, a central ceiling light, a smoke alarm, and a black oak and glass interior door which leads through into a gorgeous open plan living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN

27'8" max x 14'3" max (8.43m max x 4.34m max) Within the living area there is a feature media wall which incorporates a large screen t.v. with display niches to either side. There is inset spotlighting, a contemporary style radiator, a continuation of the LVT flooring and broad opening which leads through into the

'ISLAND' DINING KITCHEN. This is all beautifully finished with a range of modern and high and low level units installed approximately 1 year ago, by Wren kitchens -Milano range finished in 'metallic night' colours with a contemporary diamanté style quartz work surface. Integrated appliances include a Bosch four ring induction hob, a contemporary style extractor hood above and a matching Bosch oven beneath set into a central breakfast and cooking island. There is a coordinating eye level microwave, and an integrated dishwasher, an under-mounted sink with a Blanco rinse mixer tap. There are pull out bin stores, a deep recess suitable for an American style fridge/freezer. A

continuation of the LVT flooring, bi-fold doors which open onto the property's rear garden, a tall contemporary style radiator and door to ground floor wc.

GROUND FLOOR WC

This is all beautifully finished with a contemporary theme which includes a low flush wc with a wash hand basin inset to vanity furniture. There is a contemporary style tall radiator, an extractor fan, LVT flooring plus a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING

9'2" x 6'6" (2.79m x 1.98m) There is a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

14'4" x 10'0" (4.37m x 3.05m) A beautifully double bedroom with a large picture window which has an outlook over the property's rear garden and wooded backdrop. There is a central ceiling light, coving and a contemporary style tall radiator.

BEDROOM 2

11'1" x 7'6" (3.38m x 2.29m) A good size second bedroom, it has a pvc double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 3

7'6" x 6'6" (2.29m x 1.98m) This is a comfortable single bedroom which has a pvc double glazed window to the front, a central heating radiator, fitted wardrobes concealing hanging rail and storage, presently used as a dressing room however would easily become a third bedroom.

HOUSE BATHROOM

This is fitted with a white suite comprising of a panelled bath with an independent electric shower over including shower rail, pedestal wash hand basin and a low flush wc. There is a contemporary style towel rail/radiator, tiling to the bathing area and splashbacks with a coordinating tiled floor, a central ceiling light and an extractor fan.

OUTSIDE

To the front of the property there is an enclosed garden area which has a dropped kerb giving access onto a double width driveway providing car standing for two vehicles side by side with decorative stones creating an easier and lower maintenance garden. A gated side driveway leads to a former garage.

GARAGE

A brick built garage with a pitched tiled roof which has two pvc double glazed doors to the front and rear, perfect for somebody looking to convert to bar, gym or something similar. There is separate electrics, power and light all laid on and a further pvc double glazed window to the side.

REAR GARDEN

This is all beautifully enclosed, it has a stone paved

patio and sitting area with a decorative arch which leads into the rear half of the garden where there is a pergola with a hot tub (hot tub could be available by separate negotiation), artificial grass and a gate giving access into the woodland beyond.

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 TBC.

SOLAR PANELS - Are fitted. Further details to follow.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with

download speeds of up to 1000 mbps and upload speeds of up to 1000 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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