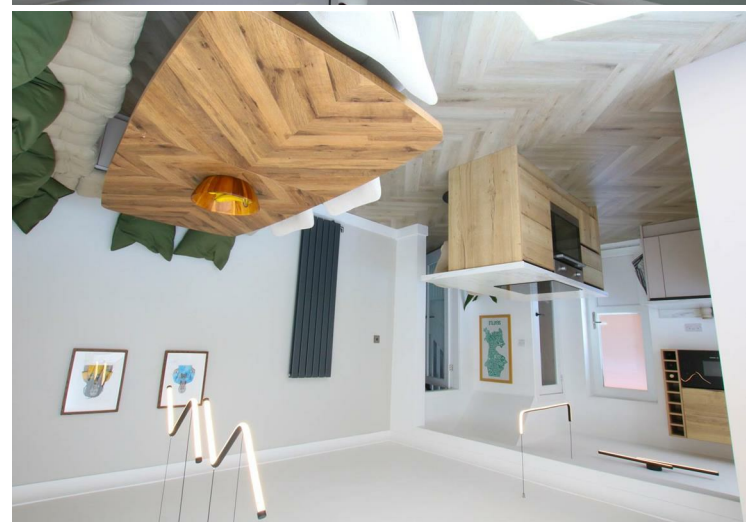
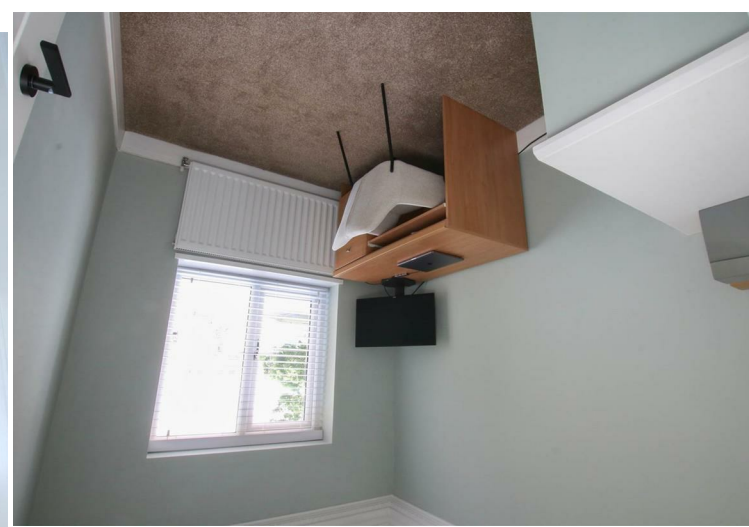
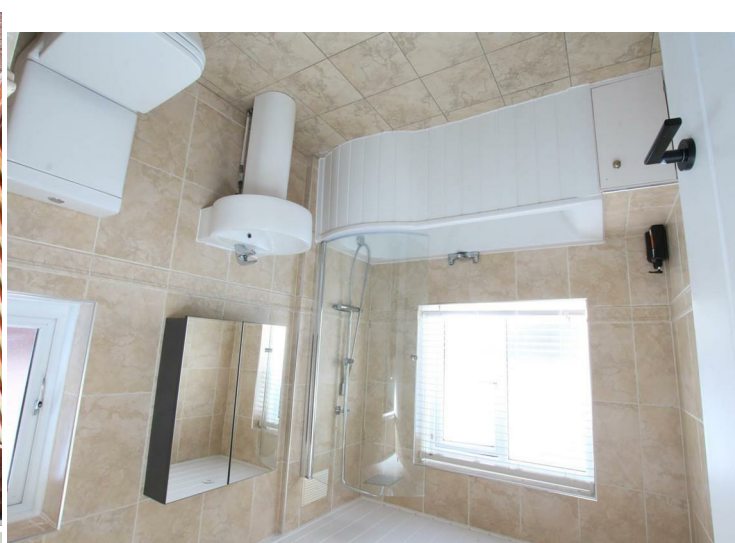




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Thorne Road, Wheatley Hills, Doncaster, DN2 5AL
Offers Over £215,000

GORGEOUS 3 BEDROOM SEMI DETACHED HOUSE / CONTEMPORARY INTERIOR / LARGE OPEN PLAN ISLAND KITCHEN WITH APPLIANCES / LARGE FRONT GARDEN WITH AMPLE PARKING / DRIVEWAY & GARAGE / SOUTHERLY FACING REAR GARDEN / DES RES LOCATION OF WHEATLEY HILLS / EARLY VIEWING ESSENTIAL //

An internal inspection is an ABSOLUTE MUST to fully appreciate the interior of this upgraded 3 bedroom semi detached house. Its contemporary interior benefits from large well presented rooms including a gorgeous open plan 'island style' dining kitchen with double doors into the rear garden. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious lounge with a deep bay window, open plan dining kitchen with a feature cooking island including integrated appliances, first floor landing, 3 good sized bedrooms, 2 double and 1 good single, modern bathroom with shower. Additional cellar and wc. Attractive gardens, including ample parking side driveway and a detached garage. The rear is Southerly facing designed for lower maintenance. very popular location with access to amenities within Wheatley Hills including schools, shopping, Wheatley Hills shopping centre (Next M&S etc), Doncaster Royal Infirmary only 1.2 miles away and access to the motorway network.

ACCOMMODATION

A pvc double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL

13'0" x 7'0" (3.96m x 2.13m)

This is all beautifully presented and sets the theme for the remainder of the property. It has feature wall panelling, a central heating radiator, a central ceiling light, coving to the ceiling, laminate floor covering, a double panel central heating radiator and door into the lounge.

LOUNGE

14'6" max x 12'0" max (4.42m max x 3.66m max)

An attractive front facing reception room, it has a deep pvc double glazed bay window to the front, a central ceiling light, coving to the ceiling and a double panel central heating radiator.

OPEN PLAN DINING KITCHEN

15'5" max x 12'0" max (4.70m max x 3.66m max)

This beautiful open plan dining kitchen is finished with very much a contemporary theme to include a central cooking island. It is finished with a range of modern handleless style cabinet doors with a contrasting marble effect work surface. There is a four ring ceramic hob inset to the central island with under mounted oven, an eye level microwave oven, integrated dishwasher, fridge and freezer alongside and integrated washing machine. There is a continuation of the laminate flooring, feature lighting,

a pvc double glazed window to the rear and further pvc double glazed double opening doors which gives access into the rear garden. There is a further pvc double glazed exterior door and again all smartly finished with laminate flooring, a contemporary style tall radiator, feature lighting and coving to the ceiling. From here a door gives access to the cellar.

CELLAR

14'6" x 7'0" (4.42m x 2.13m)

A useful additional space which has a central heating radiator, wall cabinets, understairs storage and opens into a separate wc.

CELLAR WC

7'0" x 5'0" (2.13m x 1.52m)

This has a low flush wc and wash hand basin and a central heating radiator.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side and a continuation of the wall panelling, coving, a ceiling light and doors to the bedrooms and bathroom.

BEDROOM ROOM 1 (REAR)

12'2" x 12'2" (3.71m x 3.71m)

This is a large double bedroom as evidence by the room measurements. There is a broad pvc double glazed window to the front, a central heating radiator, coving and a ceiling light.

BEDROOM 2 (FRONT)

12'2" x 12'1" (3.71m x 3.68m)

Again a good size second double bedroom which has a pvc double glazed window to the rear, a central heating radiator, coving and a ceiling light.

BEDROOM 3

8'4" x 6'10" (2.54m x 2.08m)

This is presently displayed as an office, a good sized single bedroom which has a pvc double glazed window, a central heating radiator, ornate cornicing, a ceiling light and an access point into the loft space.

HOUSE BATHROOM

This is fitted with a modern white suite comprising of a panelled bath with a mains plumbed thermostatic shower over the bath including a rainfall style shower head and glazed shower screen, a pedestal wash hand basin and a low flush wc. There is two pvc double glazed windows to the front and side elevations, tiling to the four walls including coordinating floor tiles, a contemporary style towel rail/radiator and inset spotlighting to the ceiling.

OUTSIDE

The property stands within an attractive gardens, the front has a blocked paved driveway which provides ample car standing with a decorative pebbled front which provides additional off road parking and therefore easier and lower maintenance. A gated side drive continues into the rear and leads to the detached garage.

GARAGE

This has power land light laid on. Further gated access continues into a beautiful Southerly facing rear garden.

REAR GARDEN

The rear garden is all enclosed, it has fencing to the perimeters creating privacy. The garden has been designed for easier and lower maintenance with a raised decorative border, and with a Southerly facing aspect perfect for Summer entertaining.

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 system. 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

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