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Harrowden Road, Wheatley, Doncaster, DN2 4EJ

Offers Over £260,000

EXTENDED 3 DOUBLE BEDROOM SEMI DETACHED HOUSE / LARGE WELL TENDED GARDENS / 2x DRIVES & 2x GARAGES / MODERN GREY BREAKFAST KITCHEN / LARGE MAIN BEDROOM / 4 PIECE EN-SUITE BATHROOM / SOLAR PANELS (OWNED) / DEFINITELY NOT YOUR AVERAGE SEMI / VIEWING ESSENTIAL //

Situated in beautiful corner gardens with 2 separate drives and 2 garages, an extended 3 double bedroom semi detached house. Viewing is essential to appreciate the size of this semi which has been extended to the side and rear, it's much bigger than you'd imagine. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, lounge, separate extended living & dining room, beautiful modern breakfast kitchen and a separate utility room.

On the first floor there are 3 large double bedrooms, the main bedroom has a 4 piece en-suite shower room. Part boarded storage loft. Outside are large beautifully maintained gardens with a summer house, decked sitting areas, small veg plot etc. solar panels (owned). Great location with access to local amenities, the hospital and the city centre. **VIEWERS WILL NOT BE DISAPPOINTED.**

ACCOMMODATION

A modern composite double glazed entrance door with arched fan light over leads into the property's entrance hall.

ENTRANCE HALL

A beautiful hallway, it has a traditional staircase leading to the first floor accommodation, dado rail, a central heating radiator, LVT style flooring and a door to a deep understairs storage cupboard, this has shelving, light and a pvc double glazed window.

FRONT FACING LOUNGE

12'5" x 12'0" (3.78m x 3.66m)

An attractive square shaped room with a deep pvc double glazed bay window to the front. There is a stone fireplace with a gas fire inset, ornate cornicing, picture rail and a central heating radiator.

LARGE OPEN PLAN LIVING & DINING ROOM

20'6" x 11'3" (6.25m x 3.43m)

A large second separate reception room which has a feature fireplace with timber surround and a gas fire inset, a central heating radiator, laminate flooring, a pvc double glazed window, coving and two ceiling light points.

BREAKFAST KITCHEN

17'3" x 9'3" (5.26m x 2.82m)

All beautifully fitted with a range of modern grey coloured high and low level units finished with a coordinating work surface. There is a composite 1½ bowl grade sink unit with a stainless steel mixer tap, a deep recess suitable for a Range style cooker, a stainless steel extractor hood. There is tiling to the splashbacks, a pvc double glazed window, tiled flooring, inset spotlighting to the ceiling with surround

sound fitted. The breakfast area has a central heating radiator, a space for a table, built-in cupboard, a continuation of the tiled flooring, a surround sound speaker and inset spotlighting.

UTILITY ROOM

7'5" x 6'2" (2.26m x 1.88m)

This is finished with a range of oak fronted cabinets, a contrasting work surface. There is a single drainer 1½ bowl porcelain sink with mixer tap, plumbing for an automatic washing, room for a tumble dryer etc. Continuation of the tiled flooring, a pvc double glazed exterior door and a spotlight.

FIRST FLOOR LANDING

There is a central ceiling light and doors to the bedrooms and bathroom plus a loft hatch with a drop down ladder which leads up to a boarded loft.

MAIN BEDROOM

23'0" max x 9'8" max (7.01m max x 2.95m max)

This forms part of the extension over the garage and has an en-suite shower room beyond. A beautiful large double bedroom with fitted wardrobes, a broad pvc double glazed window, a central heating radiator, a central ceiling light. The fitted wardrobes cleverly create the room divide, and lead in to en-suite bathroom.

EN-SUITE BATHROOM

This has a jacuzzi style bath, a separate shower enclosure, wash hand basin and a low flush wc. It is fully tiled with a coordinating tiled effect laminate floor, a central heating radiator, a pvc double glazed window and inset spotlighting to the ceiling.

outright, ownership will pass to the buyer.

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,

BEDROOM 2 FRONT

12'4" x 11'3" (3.76m x 3.43m)

A large second double bedroom, it has a pvc double glazed window to the front, fitted wardrobes concealing hanging rail and storage, a ceiling light and a central heating radiator.

BEDROOM 3 REAR

12'9" x 11'3" (3.89m x 3.43m)

A comfortable third double bedroom which has a pvc double glazed window with an outlook to the rear, a central heating radiator, fitted wardrobes, a deep in-built storage cupboard and a central ceiling light.

HOUSE BATHROOM

This is all smartly finished with a modern white suite that comprises of a panelled bath, a separate shower enclosure, wash hand basin, low flush wc. There is a central heating radiator, inset spotlighting, a pvc double glazed window and deep cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BOARDED LOFT

Access to a part boarded loft which has two double glazed velux windows, a central heating radiator, power and light laid on.

OUTSIDE

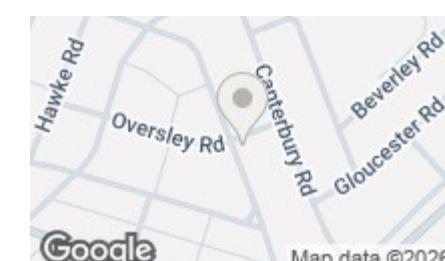
To the front of the property there is an enclosed garden area, this has double gates which lead onto a block paved driveway which in turn leads to an integral garage. The garage has an electric roller door, power and light laid on.

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