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The Meadows, Westwoodside, Doncaster, DN9 2HA  
Guide Price £365,000 - £375,000



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EXTENDED 3 DOUBLE BEDROOM DETACHED HOUSE / VERY SPACIOUS & WELL PLANNED LIVING THROUGHOUT / LARGE FITTED KITCHEN / CONTEMPORARY BATHROOM & SEPARATE SHOWER ROOM/ ATTRACTIVE GARDENS/ OFF ROAD PARKING / VIEWING ESSENTIAL //

Located on this attractive roadway in this sought after residential village, an extended and very large 3 double bedroom detached house. The property is immaculate throughout and offers ready to move into living. It has gas central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, spacious open plan living, dining and sitting rooms, large modern breakfast kitchen, additional utility room/ office and ground floor wc. On the first floor there are 3 large double bedrooms, the master bedroom has a gorgeous en-suite bathroom, plus there’s a separate contemporary shower room. All sat in attractive gardens with off road parking. Westwoodside is a beautiful and sought after residential village on the outskirts of Doncaster, with access to village amenities, village shop and schools. EARLY VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

There is a composite double glazed door which leads into the property's entrance hall.

ENTRANCE HALL

15'0" x 6'6" (4.57m x 1.98m)

This has stairs to the first floor accommodation, a modern laminate floor covering, a central heating radiator, coving and a central ceiling light.

LOUNGE

13'7" max x 26'0" (4.14m max x 7.92m )

A beautiful large open plan living space which comprises of a broad pvc double glazed window to the front, a central heating radiator, coving, a central ceiling light and this opens directly into the dining area.

DINING AREA

There is a central heating radiator, coving to the ceiling and a broad opening which continues into a living/sitting area.

SITTING AREA

12'0" x 11'0" (3.66m x 3.35m)

This forms part of an extension, adding extra living space, it has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, coving and a central ceiling light.

BREAKFAST KITCHEN

14'10" max x 10'7" (4.52m max x 3.23m)

This is all beautifully finished with a range of modern high and low level units finished with a Oak style cabinet door, a contrasting roll edged work surface, a single drainer stainless steel sink with a rinse style

mixer tap, a deep recess which is suitable for a Range style cooker, available by separate negotiation. There is an extractor hood, space for a tall fridge freezer and an integrated dishwasher. All smartly finished with a timber effect tiled floor covering, inset spotlighting to the ceiling and coving.

OFFICE/UTILITY ROOM

14'6" x 8'3" (4.42m x 2.51m)

This provides a dual function, it has a pvc double glazed window to the front, a central heating radiator, tiled flooring and coving to the ceiling. Built in cabinets include plumbing for washing machine, room for a tumble dryer etc. There is also a wall mounted cabinet which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

LOBBY AREA

This has a composite double glazed door giving access onto the side and rear garden.

GROUND FLOOR WC

This is all smartly finished with a modern white suite comprising of a low flush wc, wash hand basin set onto a vanity unit, chrome style towel rail/radiator, ceramic tiling to half wall height and floor, a pvc double glazed window and inset spotlighting.

FIRST FLOOR LANDING

From here doors lead off to the bedrooms and bathroom, plus there is a very smart range of sliding doors concealing storage and inset spotlighting.

MAIN BEDROOM

13'8" x 12'4" (4.17m x 3.76m )

This is a beautiful double bedroom, it has broad pvc double glazed window to the front, a central heating radiator, coving and a central ceiling light.

DRESSING AREA

This has coving, spotlights, low level built-in cupboards and a door to a beautiful en-suite bathroom.

EN-SUITE BATHROOM

Very smartly finished with a very contemporary tile, it is fitted with a white suite that comprises of a large bath, with rinse style shower tap, floating wash hand basin and a low flush wc. Inset spotlighting to the ceiling, extractor fan.

BEDROOM 2 FRONT

12'3" x 11'10" (3.73m x 3.61m )

Again, a good size double bedroom which has a broad pvc double glazed window to the front, a central heating radiator, coving, a central ceiling light and a deep recessed storage area.

BEDROOM 3 REAR

11'1" x 10'10" (3.38m x 3.30m)

A third double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, coving and a ceiling light.

SEPARATE SHOWER ROOM

Again all beautifully finished with a contemporary theme which comprises of a walk-in shower with a mains plumbed thermostatic shower including a rainfall shower head and a frameless shower screen.

There is a floating wash hand basin, a low flush wc, modern tiling, a skylight, an extractor fan, inset spotlighting, contemporary style towel rail/radiator and an access point into the loft space.

OUTSIDE

To the front of the property there is a lawned garden with decorative borders, side driveway which provides car standing, hedging, fencing and brick walls to the perimeters.

REAR GARDEN

This is all enclosed, it has a concrete posts and timber fencing to the perimeters. It is mainly lawned, there is a timber hut providing useful storage to the rear.

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. Age of boiler TBC

COUNCIL TAX - Band D

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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