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Athelstane Crescent, Edenthorpe, Doncaster, DN3 2NF
Guide Price £210,000 - £220,000

MODERN STYLED 3 BED SEMI DETACHED HOUSE/ SOUGHT AFTER HARRON HOMES DEVELOPMENT/ LARGER THAN AVERAGE END GARDENS/ 2 PARKING SPACES/ LARGE OPEN PLAN KITCHEN/ GOOD ACCESS TO AMENITIES/ VIEWING HIGHLY RECOMMENDED//

Enjoying a nice end plot position, a good sized 3 bedroom semi detached house. Built by Harron Homes on this popular development. Gas radiator central heating system, new boiler 2022, Pvc double glazing, and briefly comprises: Entrance hall with stairs to first floor, ground floor w/c, separate lounge, large open plan dining kitchen with integrated appliances, first floor landing, three good sized bedrooms and a modern white house bathroom. Outside are larger than average gardens, two parking spaces plus space to the side perfect for additional parking. Good access to local amenities including good local schools, a variety of local shops and supermarkets, therefore early viewing is recommended.

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

ENTRANCE HALL
14'4" x 7'0" (4.37m x 2.13m)
This is all smartly finished with a real wood flooring, there is a staircase to the first floor accommodation, central heating radiator, ceiling light, smoke alarm, and a door to the ground floor w/c.

GROUND FLOOR W/C
This is fitted with a modern white suite which comprises of a low flush w/c, wash hand basin, a tiled floor covering, central heating radiator, ceiling light and an extractor fan.

LOUNGE
14'4" x 9'6" (4.37m x 2.90m)
This is an attractive front facing reception room, it has a pvc double glazed window to the front, double panel central heating radiator, continuation of the wooden flooring and ceiling light.

OPEN PLAN DINING KITCHEN
16'6" x 11'4" (5.03m x 3.45m)
This is better demonstrated by the floor plan and measurements. It is a particularly good size, fitted with a range of high and low level units, finished with a high gloss wood effect cabinet door, and a contrasting work surface. There is a four ring gas hob with stainless steel splashback and matching extractor hood, integrated oven beneath, single drainer 1½ bowl stainless steel sink unit, recess suitable for a tall fridge freezer, plumbing for an automatic washing machine, etc. There is a tiled

floor covering, two pvc double glazed double opening doors which lead out onto the rear garden with a further pvc double glazed window. Plus a deep understairs storage cupboard, central heating radiator and two central ceiling lights.

FIRST FLOOR LANDING
There is a ceiling light, smoke alarm, deep built in cupboard and doors to the bedrooms and bathroom.

BEDROOM 1
14'2" x 9'8" (4.32m x 2.95m)
This is a large double room, it has a pvc double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

BEDROOM 2
11'7" x 8'8" (3.53m x 2.64m)
This is a good sized second double bedroom, it has a pvc double glazed window to the front, central heating radiator, central ceiling light, plus there is a loft hatch giving access into the loft space,

BEDROOM 3
8'0" x 7'7" (2.44m x 2.31m)
A comfortable third bedroom it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM
The house bathroom is fitted with a modern 3 piece white suite comprising of a panelled bath with a shower over, pedestal wash hand basin with a low flush w/c. There is a central heating radiator, tiled flooring, pvc double glazed window, extractor fan, ceiling light and a built in corner cupboard.

OUTSIDE
The property is nicely situated at the end of the cul-de-sac, with 2 car parking spaces to the front. Because it is an end plot there is additional space to the side which could offer additional off road parking, or just a larger garden. There is an integral store to the front.

REAR & SIDE GARDEN
The rear garden itself is a good size, it enjoys a Southerly aspect, it has fencing to the perimeters, a circular paved patio and a timber shed.

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 2022.

COUNCIL TAX - B

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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