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Ancient Drive, Woodlands, Doncaster, DN6 7FN
Price £210,000

BEAUTIFUL CONTEMPORARY STYLED 3 STOREY SEMI DETACHED HOUSE / 3 GOOD SIZED BEDROOMS / BATHROOM, EN-SUITE & SEPARATE WC / LARGE OPEN PLAN DINING KITCHEN / INTEGRATED APPLIANCES / SOUTH WEST FACING REAR GARDEN & OFF ROAD PARKING FOR TWO / EARLY VIEWING ESSENTIAL //

Finished with a very contemporary styled interior this 3 bedroom, 3 storey semi needs to be viewed. The accommodation on offer benefits from gas fired central heating via a combination type boiler, PVC double glazing and comprises: Entrance hall, ground floor W/C, beautiful open plan dining kitchen, lounge overlooking the rear garden, first floor landing, 2 good sized bedrooms, house bathroom, lobby with stairs rising to the second floor, very large main bedroom and an en-suite shower room. Outside the property has off street parking for two and a fantastic south-westerly facing rear garden ideal for entertaining in the summer months. The location of the property affords it good access to local amenities including schools, bus routes and for anyone needing to commute, the A1 is only a few minutes away. **EARLY VIEWING ESSENTIAL.**

ACCOMMODATION

A composite type double glazed door gives access into the property's entrance hall.

ENTRANCE HALL

This is all smartly presented and sets the theme for the remainder of the property, there is a modern laminate floor covering, a central heating radiator, stairs rising to the first floor accommodation, ceiling light and a door leading into the ground floor cloaks W/C.

GROUND FLOOR CLOAKS W/C

This is all smartly finished including a feature wall, a modern 2 piece white suite with a modern low flush wc and a pedestal wash hand basin, a continuation of the laminate flooring, a pvc double glazed window and a central heating radiator.

DINING KITCHEN

This is all smartly finished with a range of modern high and low level units finished with a light grey cabinet door with contrasting gold coloured handle and a timber effect work surface. There is a tiled splashback, 4 ring gas house, extractor hood, integrated oven, integrated fridge and freezer, integrated washing machine and integrated dishwasher. There is a continuation of the laminate flooring, a pvc double glazed window, inset spotlighting to the ceiling plus a central pendant light fitment, a double panelled central heating radiator and a door into a rear facing lounge.

LOUNGE

An attractive and bright room, it has a pvc double

glazed French style doors which lead out onto the property's rear garden. There is a double panelled central heating radiator, a central ceiling light point and a walk-in understairs storage cupboard.

FIRST FLOOR LANDING

This continues to the upper floor, there is a deep built-in cupboard and doors leading off to the first floor accommodation.

BEDROOM 2

This is a lovely sized double bedroom with a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3

Again a good size, it has pvc double glazed window with an outlook to the front, a central heating radiator and a central ceiling light.

BATHROOM

All smartly finished with a modern 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a thermostatic mains plumbed shower over and a glazed shower screen. There is modern tiling to the bathing and splashback areas, a central heating radiator, a PVC double glazed window, an extractor fan and a vinyl floor covering.

HALF LANDING

From the landing a door a door gives access to a half landing, this has space for and presently used as a little home office. There is a pvc double glazed window to the front, a central heating radiator, ceiling light and the staircase continues to the upper floor bedroom suite.

MAIN BEDROOM SUITE

This is a large bright double bedroom having a pvc double glazed window to the front, a central heating radiator, built-in wardrobes concealing hanging rail and storage and a central ceiling pendant light.

EN SUITE SHOWER ROOM

This is all smartly fitted with a modern 3 piece white suite comprising of a glass and chrome shower enclosure. mains plumbed thermostatic shower, pedestal wash hand basin and a low flush wc. There is a double panelled central heating radiator, vinyl flooring, double glazed velux window, inset spotlighting and an access point into the eaves storage.

OUTSIDE

To the front of the property, there is a forecourt with a paved access pathway leading to the entrance door and some low level shrubs and bushes. External tap. To the side of the property, there is a tarmac driveway providing off street parking for 2 vehicles, external tap and a gated access into the rear garden.

REAR GARDEN

There is a South Westerly facing garden, it is predominantly lawn with a stone paved patio and the sitting area. There is timber fencing to the perimeters, a raised sleeper bed to the far end with ornamental trees and shrubs, external lighting including floor lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units, as built.

HEATING - Gas radiator central heating. Age of boiler, as built.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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