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Drabble Close, Armthorpe, Doncaster, DN3 2GL
Asking Price £175,000

VERY STYLISH 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE / ATTRACTIVE CUL-DE-SAC ON THIS NEW DEVELOPMENT / BEAUTIFUL £8,000 LANDSCAPED REAR GARDEN / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / MEDIA WALL / 2 PARKING SPACES / VIEWING RECOMMENDED //

Located on this attractive new development, by Stonebridge Homes, a very stylish 2 double bedroom semi-detached house. The property has a gas central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, ground floor W/C, spacious lounge & dining room onto the rear garden, fitted kitchen with integrated appliances, first floor landing, two double bedrooms and a modern bathroom. Outside there is 2 off-road parking spaces to the front, and a beautiful £8,000 landscaped rear garden including a timber shed. Well placed with access to amenities within Armthorpe including schools, shops, etc., plus easy access to the motorway network. PRICED TO SELL. VIEWING RECOMMENDED.

ACCOMMODATION

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

ENTRANCE HALL

This has a modern laminate flooring, staircase to the first floor accommodation, attractive feature panelling, ceiling light, smoke alarm, central heating radiator and door to ground floor W/C.

GROUND FLOOR W/C

All smartly finished with a modern high quality two piece white suite which comprises of a pedestal wash hand basin, low flush W/C. Central heating radiator, PVC double glazed window, continuation of the vinyl flooring and a ceiling light.

OPEN PLAN LIVING & DINING ROOM

15'8" max x 9'9" max (4.78m max x 2.97m max)

A good sized modern open plan living room, it has two PVC double glazed double opening doors which lead on to the gorgeous landscaped rear garden, a feature media wall with acoustic oak panelling, two ceiling pendant lights, laminate flooring and a central heating radiator.

FULLY FITTED KITCHEN

9'9" x 6'3" (2.97m x 1.91m)

All smartly finished with a range of modern high and low level units finished with an 'off white' cabinet door with matching work surface. There is a four ring ceramic hob, glass splashback, extractor hood, an integrated double oven, as well as an integrated fridge/freezer and dish washer. Laminate floor covering, central heating radiator, PVC double glazed window, inset spot lighting to the ceiling and an extractor fan. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type

boiler which supplies the domestic water and central heating systems.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, an access point to the loft space, a central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1

13'4" max x 9'9" max (4.06m max x 2.97m max)

A large double bedroom, it has two PVC double glazed windows with an outlook over the property's rear garden, a central heating radiator and a ceiling light.

BEDROOM 2 FRONT

13'4" max x 8'10" max (4.06m max x 2.69m max)

This has a PVC double glazed window to the front, central heating radiator, ceiling light and built-in cupboard with hanging rail and storage.

HOUSE BATHROOM

All smartly finished with a modern white high quality suite, by 'Villeroy and Boch' which comprises of a panelled bath with mixer shower over including glazed shower screen, a floating wash hand basin and low flush W/C. There is tiled floor covering, a contemporary style towel rail/radiator, inset spot lighting to the ceiling and an extractor fan.

OUTSIDE

There is two car parking spaces side-by side, EV charge point and pedestrian pathway which continues alongside of the property and gives separate access to the rear garden.

REAR GARDEN

The rear garden can also be accessed via the double doors to the rear of the lounge. The gardens has

been beautifully landscaped, it has a porcelain tiled patio which extends across the rear elevation, ornamental raised sleeper style planters and an artificial lawn with a decked patio and sitting area to the far end. There is also a useful timber storage shed and all enclosed with fencing to the perimeters.

AGENTS NOTES:

TENURE - LEASEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as date of build 2024.

HEATING - Gas radiator central heating. Age of boiler as date of build 2024

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

The property will come with the remainder of the properties NHBC.

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,

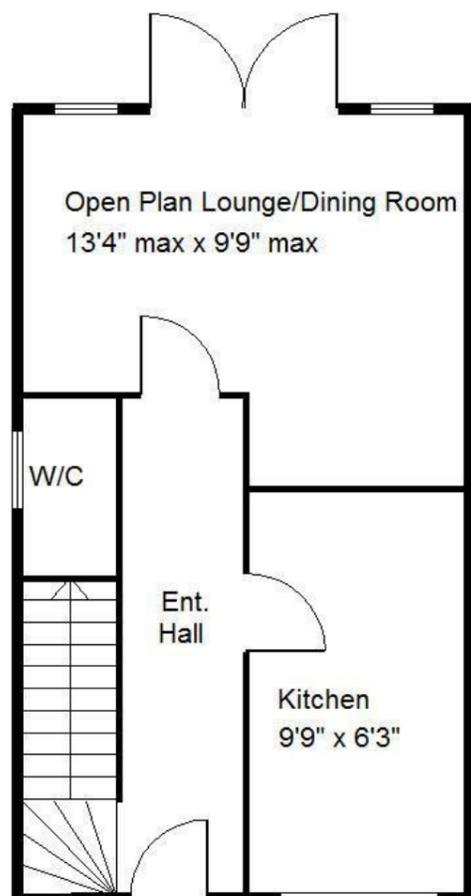
prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

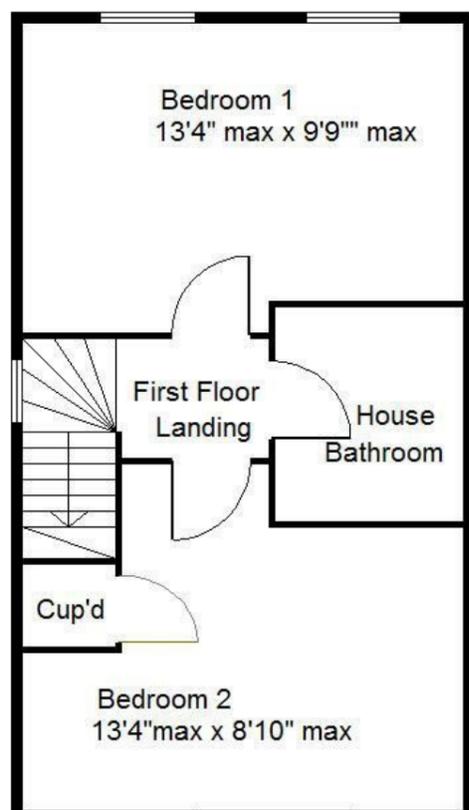
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	