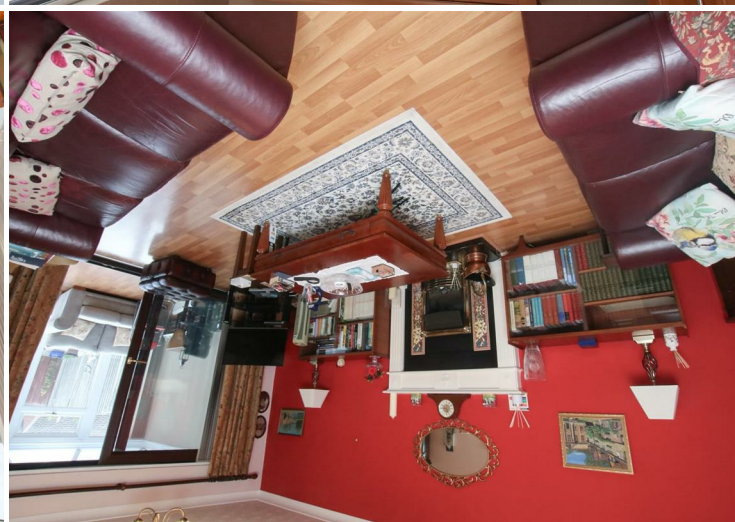
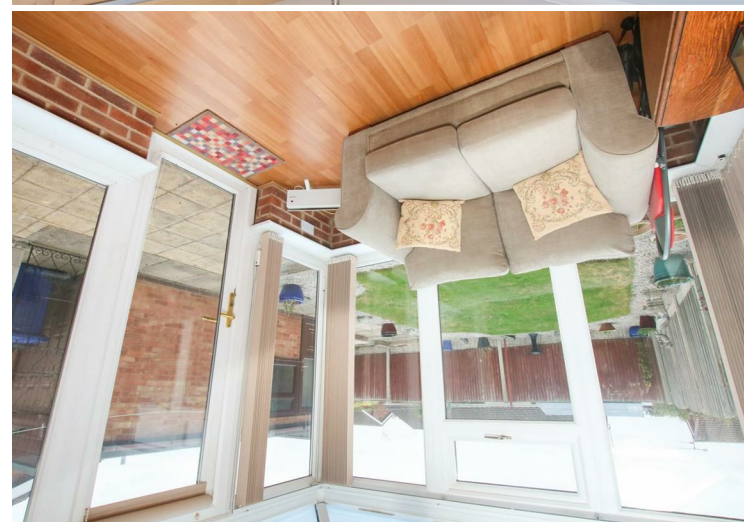
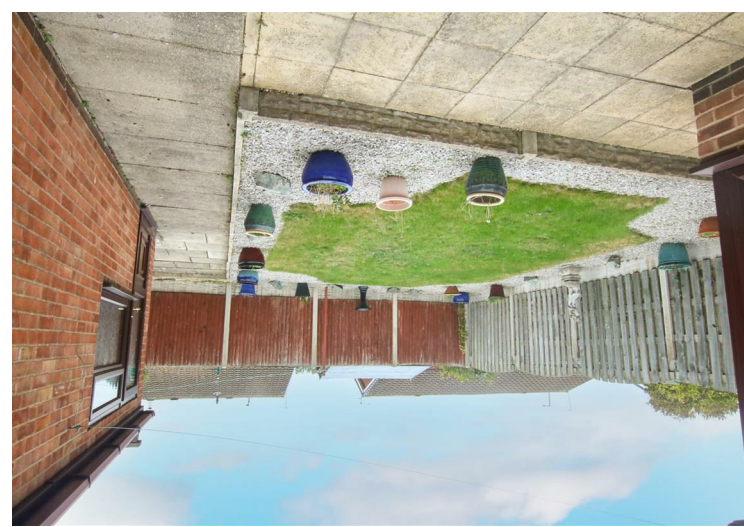




horton knights of doncaster

sales
lettings
and service



Sturton Close, Bessacarr, Doncaster, DN4 7JG
Guide Price £200,000 - £210,000

BEAUTIFUL TWO BEDROOM SEMI DETACHED BUNGALOW / ONLY 100 YARDS FROM THE LOCAL SHOPS / CENTRAL HEATING AND PVC DOUBLE GLAZING / GOOD CONDITION THROUGHOUT / MODERN KITCHEN / MODERN SHOWER ROOM / BEDROOM 1 WITH FITTED WARDROBES / PVC CONSERVATORY / PRIVATE SW FACING REAR GARDEN //

Located on this popular cul-de-sac within walking distance of the local shops, a lovely two bedroom semi detached bungalow. The property has a gas central heating system. pvc double glazing and briefly comprises: Entrance hall, rear facing living room and a Pvc conservatory, modern fitted kitchen, 2 bedrooms and a modern shower room. Outside are manageable gardens, a long gated side driveway and a detached brick garage. Private South facing rear garden with only bungalows to the rear. NO UPWARD CHAIN. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

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

ENTRANCE HALL

This has a tall in-built cupboard which has hanging rail, a gas fired boiler which supplies the domestic hot water and the warm air central heating systems, an access point into the loft space and doors into:

LIVING ROOM

12'0" x 17'2" (3.66m x 5.23m)

An attractive rear facing reception room, it has a feature fireplace with electric fire inset, laminate flooring, coving, two central ceiling lights, central heating vent, and a pvc double glazed sliding patio door which gives access into the conservatory.

PVC CONSERVATORY

10'1" x 9'1" (3.07m x 2.77m)

This is a more recent addition, it is pvc double glazed, it has a pvc double glazed exterior door giving access into the rear garden, laminate flooring and power laid on.

FITTED KITCHEN

9'0" x 10'0" max (2.74m x 3.05m max)

This is fitted with a range of high and low level units, finished with a roll edge work surface, there is a compact composite style sink with mixer tap, plumbing for automatic washing machine, room for slimline dishwasher, gas cooker, recess with extractor hood above, room for a tall fridge freezer. A pvc double glazed window, pvc double glazed

exterior door, timber effect flooring and a ceiling light.

From the hall doors lead to;

BEDROOM 1

9'10" x 12'6" (3.00m x 3.81m)

This is a large double bedroom, it has a range of fitted wardrobes spanning the length of one wall, pvc double glazed window, laminate flooring, central ceiling light and coving to the ceiling.

BEDROOM 2

9'2" x 8'5" (2.79m x 2.57m)

This has a pvc double glazed window to the front, deep recess with built in storage, laminate flooring, coving and a central ceiling light.

SHOWER ROOM

This has all been reconfigured and remodelled to create a modern shower room, it has a corner shower enclosure with independent electric shower, floating wash hand basin and a low flush wc there is tiling to the four walls, vinyl flooring, ceiling light, pvc double glazed window and a towel rail. An in-built in cupboard which houses a hot water cylinder with immersion heater fitted and linen storage above.

OUTSIDE

The front garden is low maintenance with a garden, a paved driveway leading down the side of the property to a detached brick garage.

REAR GARDEN

The rear garden enjoys a South-Westerly aspect, it

is well-maintained, there is a central lawn surrounded by a decorative gravel. A low stone edging separates the lawn from the paved patio area. The garden is enclosed by a combination of stone and timber fencing, providing privacy. The overall space is clean, organized, and low-maintenance, ideal for outdoor relaxation.

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 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

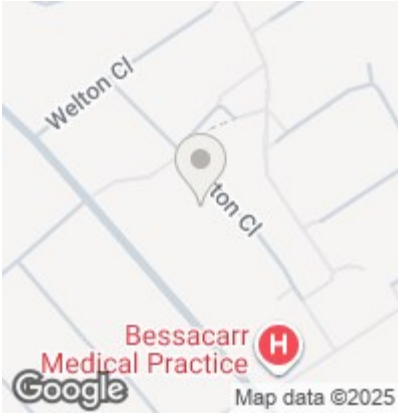
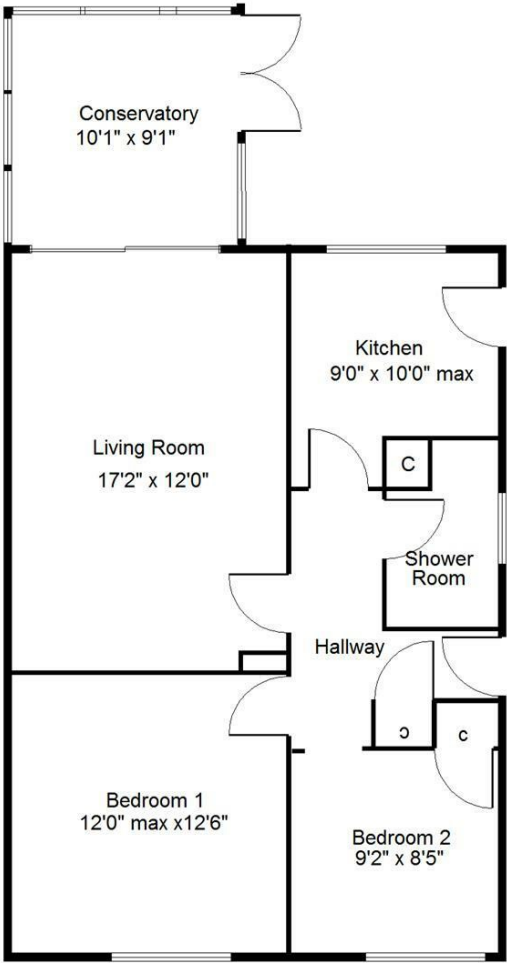
fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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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