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Camellia Drive, Kirk Sandall, Doncaster, DN3 1JE  
Guide Price £145,000 - £165,000

**EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / LARGE EXTENDED KITCHEN / GOOD SIZED GARDEN / POPULAR LOCATION / CLOSE TO SCHOOLS / REQUIRES SOME UPDATING & PRICED ACCORDINGLY / VIEWINGS ARE ESSENTIAL //**

Located on this popular roadway, a good sized 3 bedroom semi detached house, which has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, lounge, separate living/dining room, extended kitchen, first floor landing, three bedrooms, bathroom and separate WC. Outside there is good sized front and rear gardens, plenty of scope for off-road parking, lovely enclosed rear garden, well placed with access to local amenities including local schools, shops plus local train station and access to motorway networks.

**ACCOMMODATION**

A PVC double glazed entrance hall with matching side screens leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase to the first-floor accommodation, central heating radiator, laminate flooring, ceiling light and door to lounge.

**LOUNGE**

**13'6" x 11'0" (4.11m x 3.35m)**

This is a front facing reception room with broad PVC double glazed window to the front, feature fireplace with gas fire inset, central heating radiator, coving and a ceiling light.

**OPEN PLAN DINING/ LIVING ROOM**

**17'4" x 10'9" (5.28m x 3.28m)**

A good-sized open plan living room it has two double glazed PVC windows to the front and rear elevations, a feature fireplace with gas fire (disconnected), two central heating radiators, laminate flooring, coving and two ceiling lights. There is also a door giving access to understairs storage and further door into an extended kitchen.

**KITCHEN**

**11'7" x 11'3" (3.53m x 3.43m)**

Larger than average, it is fitted with a range of high and low level units finished with a rolled edge work surface over. There is a single drainer sink unit with mixer tap, recess for an electric cooker point. There is space for a tall fridge freezer, plumbing for washing machine all finished with a tiled flooring, central heating radiator, PVC double glazed window and composite style rear door. There is a wall mounted gas fired boiler which supplies the domestic water and central heating systems.

**FIRST FLOOR LANDING**

There is a built-in cupboard which houses hot water cylinder with linen storage above, access point into the loft space, PVC double glazed window and doors to the bedrooms and bathroom.

**BEDROOM 1**

**10'10" x 10'10" max (3.30m x 3.30m max)**

This has PVC double glazed windows overlooking the front, central heating radiator, ceiling light and built in cupboard.

**BEDROOM 2**

**13'6" x 8'8" (4.11m x 2.64m)**

A good sized second double bedroom it has a PVC double glazed window to the front, central heating radiator and central ceiling light.

**BEDROOM 3**

**10'6" max x 8'6" max (3.20m max x 2.59m max)**

A single sized bedroom with PVC double glazed window to the rear, central heating radiator, built in cupboard over the stair bulkhead and ceiling light.

**SHOWER ROOM**

This is fitted with a white suite comprising of shower enclosure, wash hand basin, tiled walls and floor, ladder style radiator, PVC double glazed window, extractor fan and ceiling light.

**SEPARATE WC**

There is a separate WC alongside fitted with a low-flush WC, PVC double glazed window, ceiling light and vinyl flooring.

**OUTSIDE FRONT**

There is an enclosed garden area which is mainly

lawned, there is a privet hedge, brick walling and pedestrian gateway which gives access to a pathway which leads to the front door and gated access into the rear garden.

**REAR GARDEN**

This is a good-size which is hard landscaped and designed for low maintenance, there is a decked patio and sitting area, further paved patio and sitting areas, timber shed and brick store.

**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 A.

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

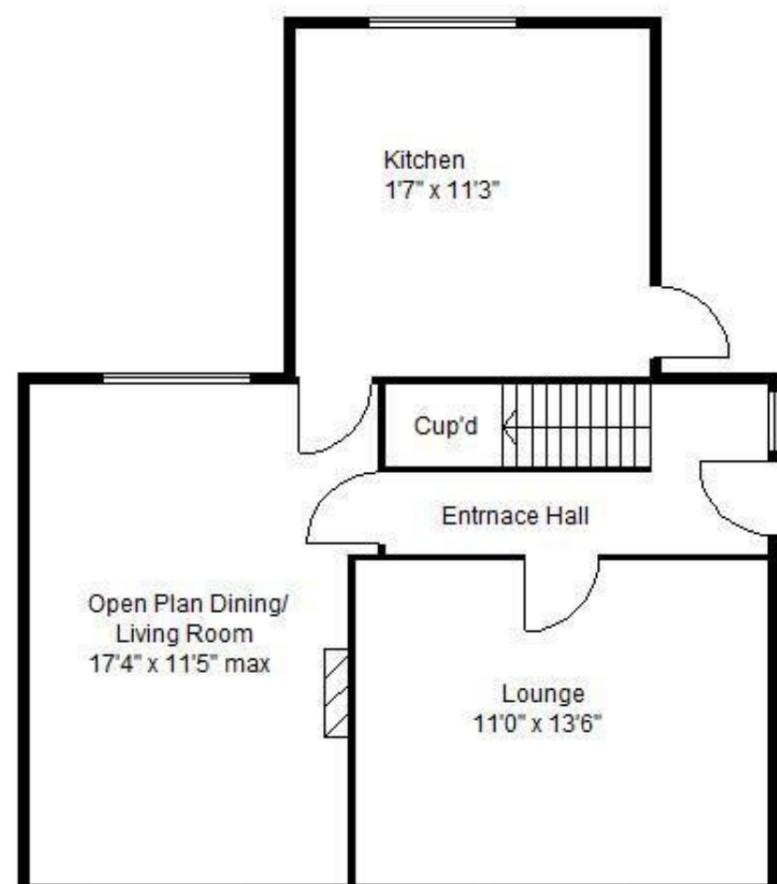
DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

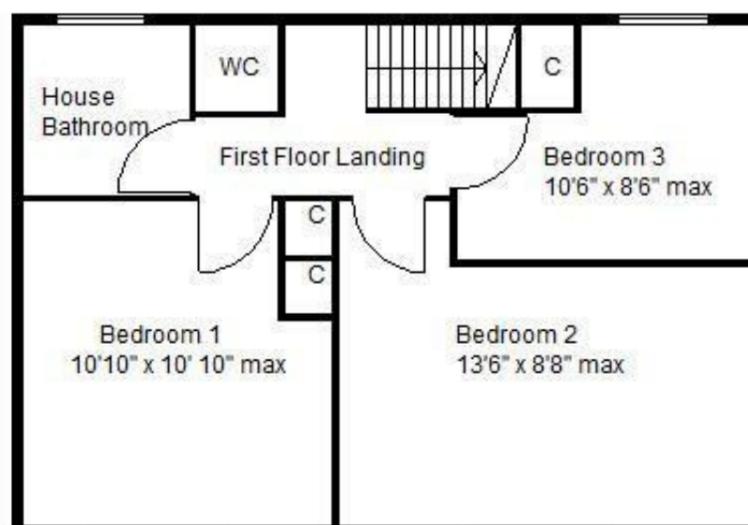
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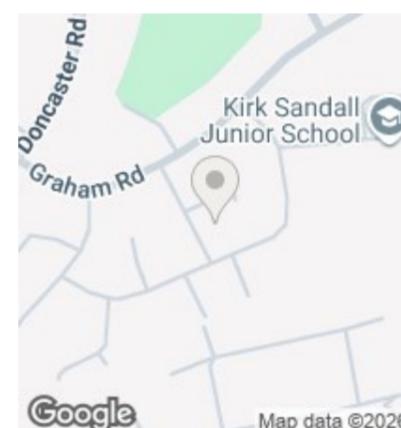
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC