



horton knights of doncaster

sales
lettings
and service



Brook Way, Arksey, Doncaster, DN5 0TB
Guide Price £220,000 - £240,000

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LOVELY POSITION WITH SOUTH EAST OPEN REAR ASPECT / SPACIOUS 4 BEDROOM LIVING / LARGE PVC CONSERVATORY/ PARKING TO THE FRONT & REAR (FOR MOTORHOME) & GARAGE / 4 PIECE BATHROOM & GF WC / NO CHAIN VIEWING ESSENTIAL //

A sizeable family home with a lovely South-Easterly rear aspect overlooking fields. The property has two driveways, front and rear perfect if you need to park a motor home or similar. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with a wc off, spacious open plan lounge and dining room with double doors onto a large rear conservatory, fitted kitchen with integrated cooking appliances and a ground floor double bedroom. On the first floor there are 3 further good sized bedrooms and a large bathroom with a 4 piece suite which includes a shower enclosure. Outside are good sized gardens, 2 drives and a detached garage. Very popular village with access to local amenities, including village school, shops etc. VIEWING RECOMMENDED.

ACCOMMODATION

A pvc double glazed entrance door with a matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, ceiling light and door to ground floor wc.

GROUND FLOOR WC

This is fitted with a modern two piece white suite comprising of a low flush wc and wash hand basin, wall light and a further understairs storage.

OPEN PLAN LOUNGE/ DINING ROOM

24'0" x 12'0" (7.32m x 3.66m)

This is a good size living space, it has a broad pvc double glazed window to the front and further double glazed sliding patio doors to the rear. There is a feature fireplace with electric fire inset coving to the ceiling and two central ceiling lights.

FITTED KITCHEN

13'0" x 10'5" (3.96m x 3.18m)

This is fitted with a range of high and low level units finished with an oak coloured cabinet door, a contrasting work surface with a four ring ceramic hob, extractor hood and an integrated oven. There is a 1½ bowl porcelain stainless steel sink with mixer tap, plumbing for automatic washing machine, room for a slimline dishwasher, and a deep recess suitable for a fridge/freezer. A pvc double glazed window gives an outlook over the property's rear garden, there is a tiled floor covering and ceiling light. An exterior door gives access into the conservatory, access can also be obtained from the dining room.

CONSERVATORY

14'0" x 12'6" (4.27m x 3.81m)

A useful addition, it enjoys an outlook over the property's rear garden, it has a pitched poly-carbonate style roof with a central light fitment, tiled floor, central heating radiator, pvc double glazed door to the side and a further pvc double glazed double opening doors which lead into the garden.

GROUND FLOOR BEDROOM 4

11'5" x 9'11" (3.48m x 3.02m)

This has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

FIRST FLOOR LANDING

This has an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

12'0" x 12'0" (3.66m x 3.66m)

The bedroom has a pvc double glazed window to the rear with an outlook over the garden and open countryside beyond. It has a central heating radiator, built-in wardrobes and a ceiling light.

BEDROOM 2

13'1" x 8'0" (3.99m x 2.44m)

This has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and built-in eaves storage.

BEDROOM 3

8'9" x 8'3" (2.67m x 2.51m)

This has a pvc double glazed window to the rear with an outlook over the garden and fields, a central heating radiator and a ceiling light.

BATHROOM

This is fitted with a four piece suite that comprises of a corner off set bath with shower mixer, a separate shower enclosure, a low flush wc and a wash hand basin. There is tiling to the bathing areas and splashbacks, coordinating tiled floor, towel rail/radiator, pvc double glazed window and a ceiling light.

OUTSIDE

To the front of the property there is a dropped kerb giving access to a side drive which continues along the side of the property giving gated access to the rear garden and garage.

REAR GARDEN

The rear garden again is a good size and enjoys a South-Easterly facing aspect. There is a separate vehicle access to the rear perfect for anyone with a caravan/motor home or similar, there is a concrete sectional garage with an up and over door, a block paved and concrete driveway, concrete post and timber fencing to the perimeters, all enjoying beautiful out look over fields.

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 1,600 mbps and upload speeds of up to 115 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