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Church Balk, Edenthorpe, Doncaster, DN3 2PR  
Offers Over £225,000

**JUST LISTED.....LARGE EXTENDED SEMI DETACHED HOUSE / VERSATILE LIVING FOR A GROWING FAMILY/ LARGE PRIVATE SOUTH-WESTERLY FACING GARDEN / GARDEN OFFICE & GARAGE / AMPLE PARKING / MOTIVATED SELLER / EARLY VIEWING ESSENTIAL //**

A surprisingly spacious extended semi detached house offering much more than meets the eye, including a brick built office to the rear of the garage. Located on this very popular roadway with good schools close by it's sure to appeal to a growing family. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance porch into a larger hall, spacious open plan lounge with a feature multi-fuel burner, dining area, large modern fitted kitchen including a range style cooker, a matching utility room and a ground floor shower room. On the first floor there is a fixed staircase up to the boarded loft ( which also has a window) 3 bedrooms and a modern white house bathroom. Outside are large gardens, ample parking to the front, and gated access to a detached garage, part converted to an office, plus a private South facing rear garden. Very popular location with access to local amenities including supermarkets, shops and access to the motorway networks. Priced to sell. **EARLY VIEWING ESSENTIAL.**

**ACCOMMODATION**

Two pvc double glazed entrance doors lead in to the entrance porch.

**ENTRANCE PORCH**

This has light laid on, a pvc double glazed door which gives access into the entrance hall.

**ENTRANCE HALL**

From here there is a staircase leading to the first floor accommodation, a double panel central heating radiator, coving to the ceiling, a central ceiling light fitment and a door to a deep understairs storage cupboard.

**OPEN PLAN LOUNGE**

**16'4" x 11'10" (4.98m x 3.61m)**

This is a beautiful open plan lounge with a feature polished limestone style fireplace with inset multi-fuel burner, real wood flooring, a double glazed window which gives an outlook to the front, central heating radiator, coving and broad opening which leads through into the separate dining area.

**SEPARATE DINING AREA**

**11'1" x 10'0" (3.38m x 3.05m)**

This has 2 pvc double glazed double opening doors which lead out into the rear garden. There is a central heating radiator, coving, central ceiling light, wall light and a second door into the utility room.

**BREAKFAST KITCHEN**

**13'8" x 10'3" (4.17m x 3.12m)**

The kitchen is fitted with a range of high and low level units finished with a cream coloured shaker style cabinet door with a contrasting roll edge work surface and tiled splashbacks. There is a large dual fuel range

style cooker with an extractor hood above, a single drainer 1½ bowl stainless steel sink unit, plumbing for a dishwasher, laminate flooring, central ceiling light, breakfast bar and a door into a separate utility room.

**UTILITY ROOM**

**9'11" x 9'7" (3.02m x 2.92m)**

This is finished with matching cabinet doors and work surface, there is a further single drainer stainless steel sink, central heating radiator, tiled flooring, pvc double glazed window and room for tumble dryers, washing machines etc. There is a central ceiling light and door to ground floor shower room.

**GROUND FLOOR SHOWER ROOM**

The shower room is fitted with a modern white suite that comprises of a corner shower enclosure, with a wash hand basin inset into a vanity unit, low flush wc, central heating radiator, vinyl flooring, extractor fan and a ceiling light.

**FIRST FLOOR LANDING**

There is a large pvc double glazed window to the front, coving to the ceiling, central ceiling light and a deep built-in linen style cupboard plus doors to the bedrooms and bathroom. From here there is an additional staircase which leads up to the boarded loft space.

**BEDROOM 1**

**12'0" x 9'1" (3.66m x 2.77m)**

An attractive double bedroom, it has a pvc double glazed window to the front, central heating radiator, coving and a ceiling light.

**BEDROOM 2**

**12'0" x 10'0" (3.66m x 3.05m)**

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

**BEDROOM 3**

**10'2" x 6'1" (3.10m x 1.85m)**

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

**HOUSE BATHROOM**

The bathroom is fitted with a modern 3 piece white suite comprising of a double ended bath with a central mixer tap plus a mixer shower over, including a rainfall style shower head. There is a wash hand basin and a low flush wc inset into the bathroom furniture, a contemporary style towel rail/radiator, a pvc double glazed window, waterproof style ceiling with a light fitment.

**BOARDED STORAGE LOFT**

This has a double glazed velux window, lighting and power laid on plus a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems.

**OUTSIDE**

To the front of the property there is a dropped kerb which gives access courtesy of double gates to a block paved driveway which continues along the side of the property and leads to a detached brick garage,. The rear has been part converted to an office space. There is further off road parking to the front with decorative stones and timber fencing to the perimeters.

**REAR GARDEN**

To the rear of the property there is a pergola which covers a paved patio and seating area and leads onto a good size South Westerly facing rear garden. All enclosed with concrete post and timber fencing to the perimeters, a large artificial lawn with shaped flower beds, which all feels very private. Concrete sectional store and a further timber shed.

**GARAGE/OFFICE**

From the garden there is access to the rear of the garage which has been plaster boarded and insulated, it has 2 pvc double glazed windows, a pvc double glazed door, spotlighting into the ceiling and now provides a useful office/hobby area, perfect for a growing family.

**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 system. Age of boiler TBC

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	