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of doncaster



**Belvoir Avenue, Barnburgh, Doncaster, DN5 7EX**

Offers Over £270,000

**FINISHED WITH A STUNNING INTERIOR / EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / GORGEOUS OPEN PLAN LIVING / CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES / LARGE MAIN BEDROOM WITH OPEN EN-SUITE SHOWER / ENCLOSED REAR GARDEN / SOUGHT AFTER VILLAGE / VIEWING ESSENTIAL //**

Buyers will not be disappointed, finished with a lovely modern interior an extended 3 bedroom semi detached house including Oak interior doors. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, spacious open plan lounge, lovely modern dining kitchen with dark blue cabinets and a quartz style work surface. First floor landing, 3 bedrooms, note the main bedroom has been remodelled out of bedrooms 1 and 3 making it an exceptionally large bedroom with an open en-suite off, plus a luxury styled bathroom with a contemporary free standing bath. Outside are attractive gardens, off road parking to the front, a long attached garage/workshop (max width 6'6"), and a lovely enclosed rear garden. Lovely residential village. Early Viewing Recommended.

**ACCOMMODATION**

A pvc double glazed entrance door leads into an extended entrance hall.

**ENTRANCE HALL**

This has a pvc double glazed window to the front, central heating radiator, a modern tiled flooring, a staircase to the first floor accommodation with led lighting and an oak interior door (which can be found throughout the remainder of the property).

**LOUNGE**

**14'11" x 11'6" (4.55m x 3.51m)**

This is a beautiful contemporary open plan living space, there is a deep pvc double glazed bow window to the front, a contemporary style fireplace (available by separate negotiation), a double panel central heating radiator, central ceiling light point and broad opening which leads through into a beautiful modern open plan dining kitchen.

**OPEN PLAN DINING KITCHEN**

**14'10" x 11'10" (4.52m x 3.61m)**

This is finished with a range of high and low level units finished with a Shaker style deep blue cabinet door, a contrasting quartz style work surface over which has a deep recess suitable for a a range style cooker. There is an integrated fridge freezer, 1½ bowl porcelain style sink with mixer tap, modern tile splashbacks, extractor hood, wine cooler, tiled flooring, double panel central heating radiator, inset spotighting to the ceiling and two pvc double glazed, double opening doors which lead out onto the rear garden.

**FIRST FLOOR LANDING**

This has an oak and glass balustrade, an access point into the loft space, a tall built-in cupboard which

houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**BEDROOM 1**

**14'0" max x 12'0" max (4.27m max x 3.66m max)**  
A beautiful large extended bedroom, two pvc double glazed windows to the front elevation, fitted wardrobes inset to the recess along with an additional built-in cupboard with hanging rail and storage, two central heating radiators and two ceiling light points. The bedroom opens directly into an open en-suite shower.

**OPEN EN-SUITE SHOWER**

**6'7" x 6'6" (2.01m x 1.98m)**

This is finished with a modern shower enclosure with a frameless glass shower enclosure with rainfall style shower head, tiling to the walls with coordinating floor tile, a further pvc double glazed window, extractor fan and inset spotighting to the ceiling.

**BEDROOM 2**

**12'8" x 8'6" (3.86m x 2.59m)**

Again, this is lovely second double bedroom, it has a pvc double glazed window to the rear, central heating radiator, ceiling light and built-in wardrobes set to the recess.

**BEDROOM 3**

**11'7" x 6'8" (3.53m x 2.03m)**

The bedroom forms part of the side extension which has a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

**LUXURY BATHROOM**

This is fitted with a very much contemporary feel which includes a free standing bath, upstand tap and hand

shower rinse. There is a matching hand wash basin and low flush wc inset to bathroom furniture, a contemporary style towel rail/radiator, pvc double glazed window, inset spotighting, decorative display niches and a tiled floor covering.

**OUTSIDE**

To the front of the property there is an enclosed garden which has concrete post and timber fencing to the perimeters with a brick wall to the front. A dropped kerb gives access to a driveway which provides car standing and in turn leads to an integral garage.

**INTEGRAL GARAGE**

**18'9" x 6'6" (5.72m x 1.98m)**

From the hallway a second door gives access to an integral garage. This has power and light laid on, plumbing for an automatic washing machine and space for additional fridge freezer etc. There is a further pvc double glazed door which gives access out onto the rear garden.

**REAR GARDEN**

An enclosed garden with a decked patio and sitting area which opens onto a lawn with an additional paved patio to the far corner. It is all enclosed with walling and fencing to the perimeters, including decorative flower borders.

**AGENTS NOTES:**

**TENURE -**

**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 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.

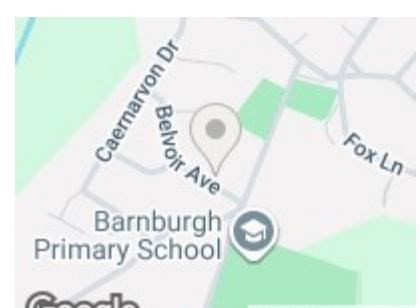
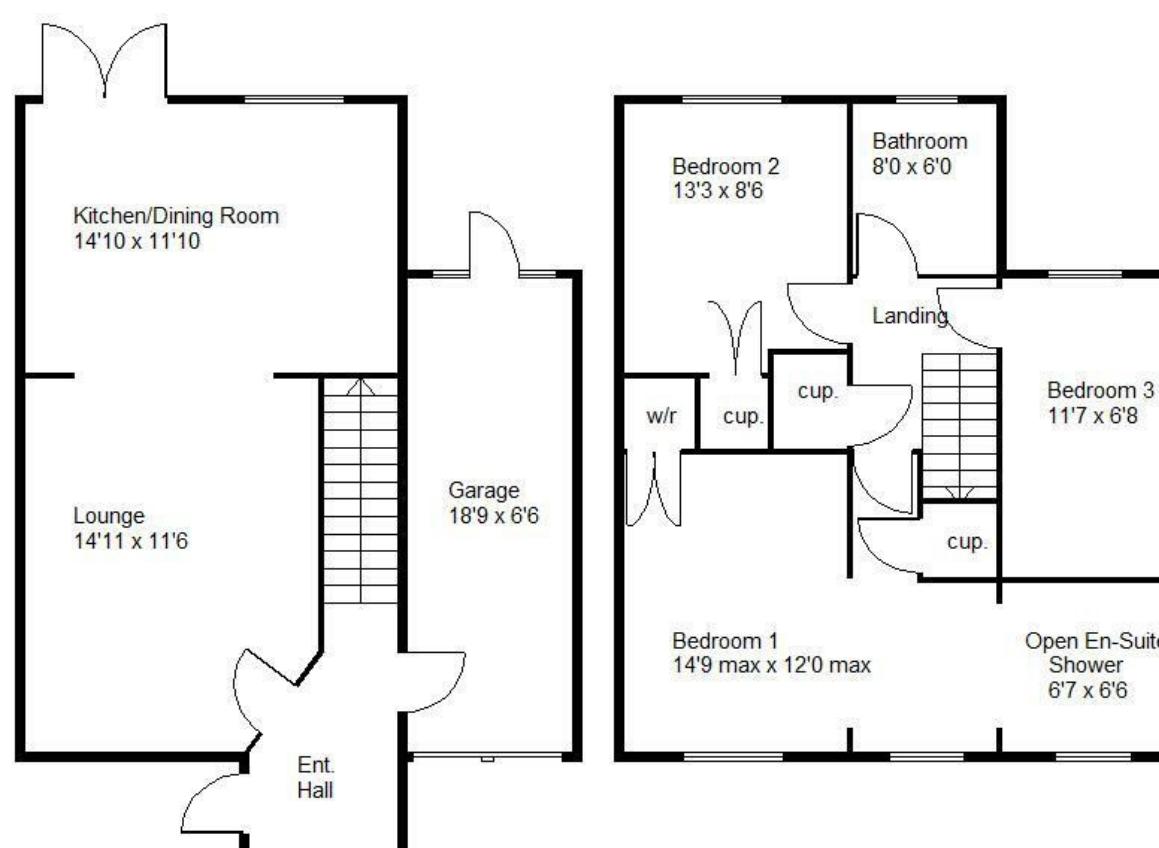
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advice from their professional advisors.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	