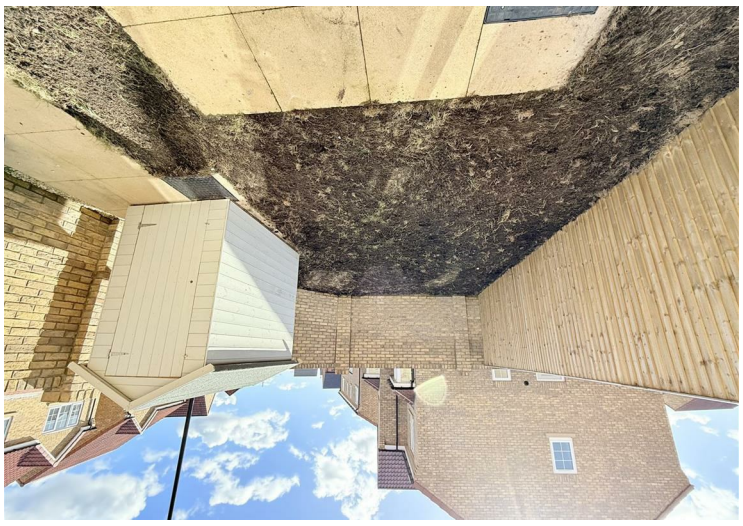









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Drabble Close, Armthorpe, Doncaster, DN3 2GL
Asking Price £175,000

IMMACULATE 2 DOUBLE BEDROOM SEMI-DETACHED / CORNER POSITION ON THIS NEW DEVELOPMENT / MANY BUILDER UPGRADES / IMMACULATE KITCHEN INC. APPLIANCES / GF WC / CONTEMPORARY BATHROOM / OFF STREET PARKING / EV CHARGE POINT / NO ONWARD CHAIN / VIEWING HIGHLY RECOMMENDED //

This immaculate 2 double bedroom semi-detached house sits on this new development which offers excellent transport links especially by road. The property is offered with no onward chain and benefits from upgrades taken by the owner when purchased, these include upgraded kitchen appliances, tiling in the bathroom and Oak style internal doors throughout the property. The accommodation on offer comprises: Entrance hall, fitted kitchen with integrated appliances, ground floor wc, lounge/dining room, first floor landing, 2 double bedrooms and a smart house bathroom with an immaculate white suite. Pvc double glazing and gas fired central heating. The outside has off street parking, EV charge point and an enclosed walled south facing rear garden. All in all it is an excellent opportunity for a first time buyer. The property is offered with no onward chain and viewing is highly recommended.

ACCOMMODATION
A double glazed composite style entrance door gives access to the entrance hall.

ENTRANCE HALL
15'0" x 6'5" (4.57m x 1.96m)
The entrance hall has wood style laminated flooring, stairs rising to the first floor accommodation and doors leading off to the ground floor.

FITTED KITCHEN
9'9" x 6'6" (2.97m x 1.98m)
The kitchen is fitted with a range of high gloss white wall mounted cupboards and base units with a wood style rolled edge work surface incorporating 1½ bowl stainless steel sink with mixer tap and matching splashback. When the owner purchased the property had the kitchen appliances upgraded to include all Bosch appliances, these include dishwasher, ceramic hob with glass splashback and an extractor hood, electric fan assisted oven with matching brushed stainless steel fronted grill and an integrated fridge and freezer. There is wood style laminated flooring continued through from the entrance hall with a pvc double glazed window to the front and chrome finished spotlights inset to the ceiling.

CLOAKS WC
This is fitted with a white low flush wc with push button mechanism, pedestal wash hand basin, attractive tiling to the splashbacks and wooden shelf, single panel central heating radiator, pvc double glazed window to the side with tiled window sill and a wood style laminated flooring continued through from the entrance hall.

OPEN PLAN LOUNGE & DINING ROOM
14'10" max x 9'8" max (4.52m max x 2.95m max)
Situated at the rear of the property with pvc double glazed French style doors and side screens giving access and an outlook over the rear garden. Two central heating radiators, wood style flooring.

FIRST FLOOR LANDING
There is a pvc double glazed window to the side, central heating radiator, access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1
13'4" x 9'8" (4.06m x 2.95m)
This is a lovely size double bedroom situated at the rear of the property with two pvc double glazed windows overlooking the rear garden and a central heating radiator.

BEDROOM 2
13'4" x 8'9" (4.06m x 2.67m)
A double size bedroom with a pvc double glazed window to the front, central heating radiator and a large over stairs storage cupboard.

CONTEMPORARY BATHROOM
A lovely bright and smartly presented bathroom with a 3 piece white suite comprising of a low flush wc, wall mounted wash hand basin and panelled bath with a brushed aluminium and glass shower screen and a mains plumbed shower over the bath. Upgraded tile option when purchased giving full height tiled splashbacks to the bathing and shower area and to the remaining walls, co-ordinating floor tiles, a chrome wall mounted heated towel rail, chrome finished spotlighting to the ceiling and an extractor fan.

OUTSIDE
To the front of the property there is an open plan lawn with flower border, paved access pathway and a single tarmac driveway providing off street parking for a vehicle.

REAR GARDEN
The rear garden has a combination of brick built wall and timber fencing to the boundary giving a good deal of privacy with a paved patio and a timber storage shed. There is also an electric car charging point attached to the side of the property for any purchasers with an electric vehicle.

AGENTS NOTES:
TENURE - LEASEHOLD - LEASE DETAILS TO FOLLOW

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2024.

HEATING - Gas radiator central heating. Age of boiler 2024.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 900 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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