

horton knights of doncaster

sales  
lettings  
and service



Clovelly Road, Edenthorpe, Doncaster, DN3 2PE  
Asking Price £225,000

**JUST LISTED.....IMMACULATE EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / LOVELY CUL DE SAC POSITION / GORGEOUS EXTENDED OPEN PLAN KITCHEN WITH DOORS ONTO THE REAR GARDEN / SEPARATE LOUNGE / UTILITY & GF WC / 3 GOOD SIZED BEDROOMS / CONTEMPORARY SHOWER ROOM / SOUTHERLY FACING REAR GARDEN / VIEWING ESSENTIAL//**

A quite exceptional 3 bedroom semi detached house, with a large rear extension creating a large open plan kitchen onto the rear garden. It has gas central heating, pvc double glazing and briefly comprises: Entrance hall, a separate front facing lounge, a large open plan living room which continues through into a lovely modern fitted open plan dining kitchen with integrated cooking appliances, utility room, boot room which could easily be a small ground floor office plus a ground floor wc. First floor landing, 3 good sized bedrooms and a modern contemporary shower room. Outside there is off road parking to the front, and a lovely southerly facing rear garden with a large patio and seating area. Very popular cul de sac position within Edenthorpe, which offers easy access to the local schools, shops etc. plus access to the M18 and motorway networks. Priced to sell. Early viewing essential.

**ACCOMMODATION DETAILS**

The property details are being prepared and will follow shortly.

If you wish to view the property in the meantime please give us a call and we will gladly arrange a viewing for you.

**ACCOMMODATION**

**ENTRANCE HALL**

12'9" max x 5'10" (3.89m max x 1.78m)

**GROUND FLOOR WC**

**LOUNGE**

14'1" x 11'8" (4.29m x 3.56m)

**OPEN PLAN DINING KITCHEN**

23'5" max x 13'10" max (7.14m max x 4.22m max)

**UTILITY ROOM**

**BOOT ROOM/GF OFFICE**

**SEPARATE DINING ROOM AND/OR BEDROOM 4**

**FIRST FLOOR LANDING**

**BEDROOM 1 REAR**

14'2" x 11'9" (4.32m x 3.58m)

**BEDROOM 2**

13'1" x 9'0" (3.99m x 2.74m)

**BEDROOM 3**

10'10" x 7'2" (3.30m x 2.18m)

**OUTSIDE**

**REAR GARDEN**

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating via a combination type boiler. 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.

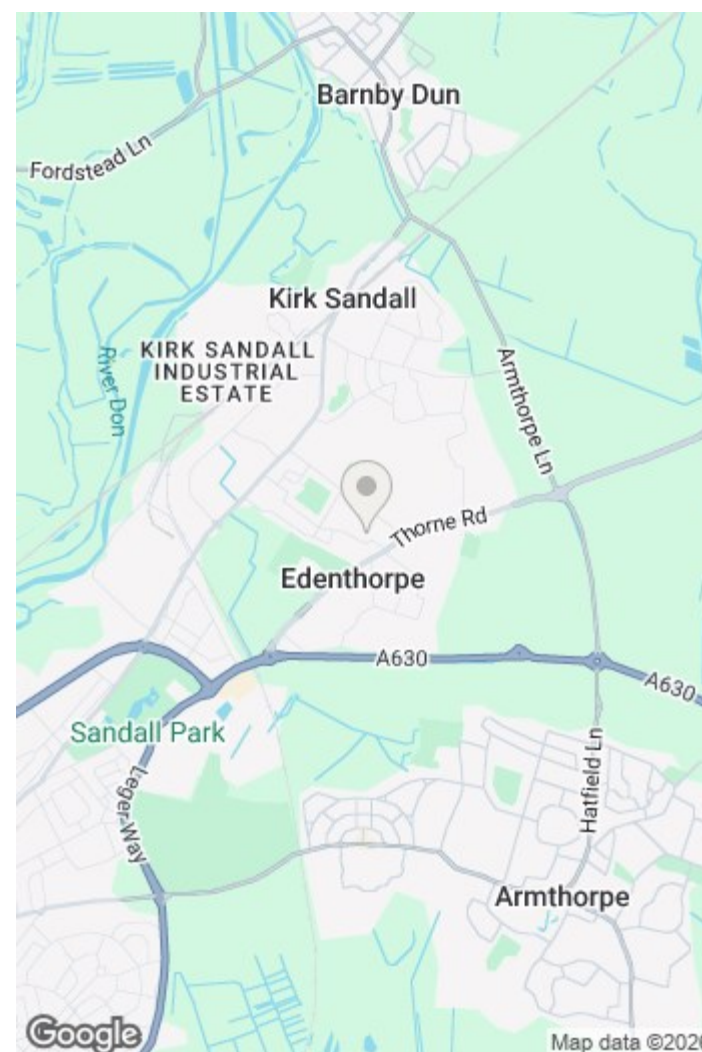
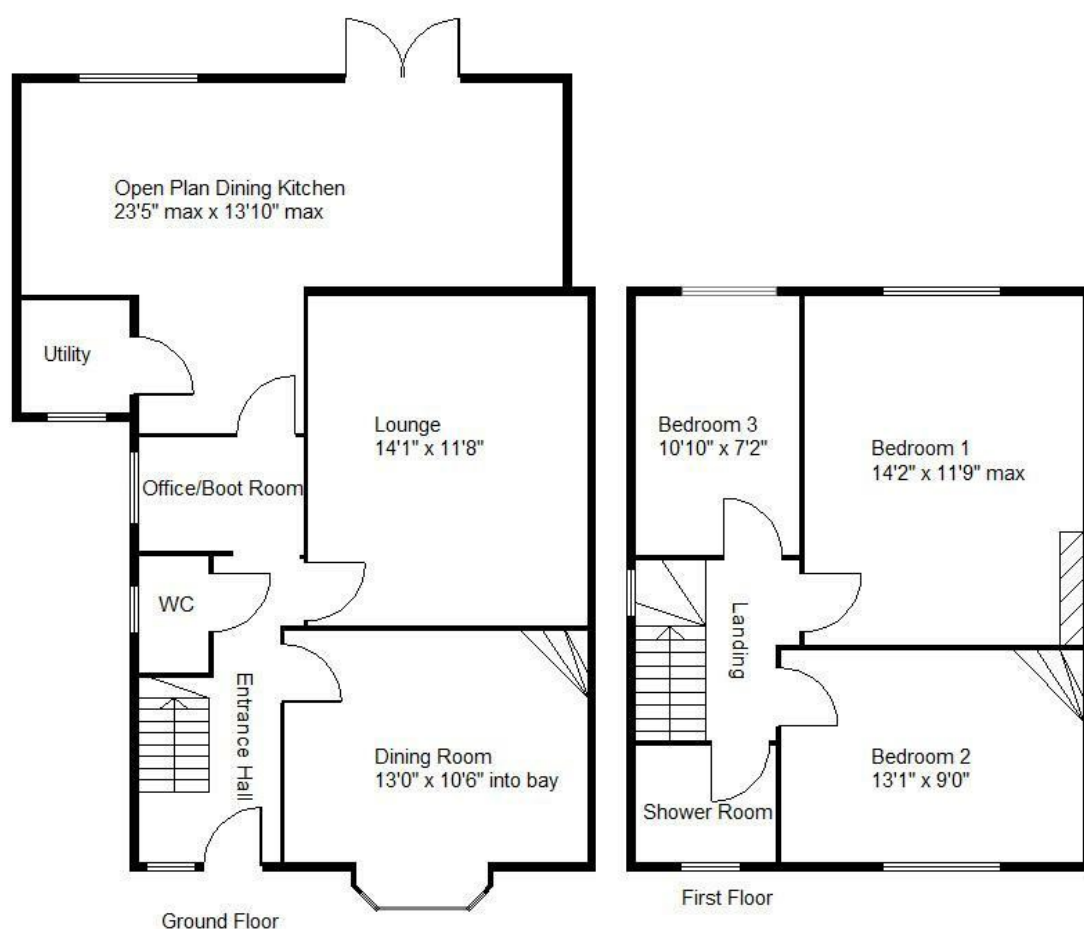
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of

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.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	