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20 Beech Avenue, Auckley, Doncaster, DN9 3LZ
Offers Over £300,000

A WONDERFULLY WELL PROPORTIONED TRADITIONAL STYLE 4 BEDROOM SEMI-DETACHED HOUSE / PVC DOUBLE GLAZING / GAS CENTRAL HEATING / FULLY FITTED KITCHEN / TWIN ASPECT LOUNGE / SEPARATE DINING ROOM / GROUND FLOOR WC / 3 LARGE DOUBLE BEDROOMS ONE WITH EN-SUITE / A FURTHER GOOD SIZE SINGLE BEDROOM/HOME OFFICE / OFF STREET PARKING AND A SINGLE GARAGE-STORAGE / OPEN PLAN FRONT GARDEN / REALLY GENEROUS REAR GARDEN / VIEWING HIGHLY RECOMMENDED //

Set on the former officers side of the camp in Auckley, this wonderfully well proportioned traditional style semi-detached house has pvc double glazing, gas fired central heating and comprises of: entrance hall, ground floor wc, lounge with twin aspect, fully fitted kitchen, separate dining room, first floor landing, principle bedroom with en-suite bathroom, 2 further large double bedrooms and a really good sized fourth bedroom which makes a good size single or a home office. Outside the property has off-street parking, open plan front garden and a really generous rear garden, ideal for families, entertaining, playing games etc. Located where it is in Auckley the property offers great access to local amenities and (with all the investment going on in the local area and no onward chain), we feel like this is an opportunity not to be missed at a such a reasonable price.

ACCOMMODATION

A pvc double glazed entrance door gives access into the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor with a built-in understairs cupboard, central heating radiator with decorative cover, ceramic tiled floor and doors leading off to the ground floor accommodation.

GROUND FLOOR WC

Fitted with a white low flush wc and pedestal wash hand basin with tiled splashback, ceramic tiled floor, central heating radiator and pvc double glazed window to the front.

DINING ROOM

13'3" x 12'5" max (4.04m x 3.78m max)

Sitting immediately off the kitchen there is a pvc double glazed window to the front elevation, double panelled radiator, coving to the ceiling and wood style laminated flooring.

KITCHEN

17'4" max x 11'1" max (5.28m max x 3.38m max)

The kitchen is finished with a range of walnut fronted wall mounted cupboards and base units with a black granite work surface incorporating a one and half bowl sink with chrome mixer tap and tiled splashbacks. There is a 6 ring gas hob with brushed stainless steel and glass extractor canopy and a matching electric fan assisted oven and grill. There are integrated appliances which include; washing machine, tumble dryer, dishwasher. There is also an American style fridge/freezer (included within in the sale), central heating radiator, pvc double glazed windows to the side and a pvc door giving access to the passage down the side and a rustic ceramic tiled floor.

LOUNGE

17'5" x 11'10" (5.31m x 3.61m)

The lounge is a lovely size and has a twin aspect with pvc double glazing window to the front and pvc double glazed french style doors giving access into the rear garden, decorative timber fire surround incorporating a marble effect inset hearth with an electric fire, engineered wood flooring and coving to the ceiling.

FIRST FLOOR LANDING

The landing has a pvc double glazed window to the rear elevation with a central heating radiator, large loft access and a built-in cupboard with Louvre style doors housing the gas central heating boiler. Doors lead off to the remaining accommodation.

BEDROOM 1

12'6" x 11'3" (3.81m x 3.43m)

A nice size double room with a pvc double glazed window to the front, central heating radiator, fitted wardrobes and spot lights to the ceiling.

EN-SUITE BATHROOM

Having a 3 piece white suite with low flush wc, pedestal wash hand basin and panelled bath with chrome mixer tap and mains plumbed shower with glass shower screen. There is a wall mounted heated towel rail, pvc double glazed window to the rear, tiling to the bathing splashback areas, wood style laminated flooring and spot lights to the ceiling.

BEDROOM 2

13'4" x 12'5" max (4.06m x 3.78m max)

This is another generously sized double room with a pvc double glazed window to the front, central heating radiator and wood style laminated flooring.

BEDROOM 3

11'2" x 8'11" (3.40m x 2.72m)

Another double with pvc double glazed window to the rear and central heating radiator.

BEDROOM 4

11'11" x 6'10" (3.63m x 2.08m)

Even for the smallest bedroom in the house, this is a decent size single and could double up as a home study/office. It has a pvc double glazed window to the front, central heating radiator and built-in wardrobe.

HOUSE BATHROOM

Fitted with a 3 piece white suite comprising low flush wc, pedestal wash hand basin and panelled bath with wall mounted electric shower. There is full ceramic tiling to the wall with a wood effect vinyl floor covering, central heating radiator and pvc double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a mature open plan garden which has a selection of mature shrubs and small trees set into gravel beds, an open plan lawn with gravel borders and a pathway leading to the front entrance door.

To the side there is a driveway which gives access to the brick built attached garage and a pathway leading to a timber gate which leads on into the rear garden.

GARAGE

The garage has light and power supplied with a personnel door to the side.

REAR GARDEN

The size of the rear garden almost takes the breath away given its most generous size, it is laid predominantly to lawn with an hard standing which would serve useful for putting up a shed. There is also a patio area and concrete posts and

timber fencing to the boundary. There are some small to medium size trees plus an external water tap attached to the rear elevation of the house.

with EE, Three, 02 and Vodafone.

AGENTS NOTES:

TENURE - Freehold.

MANAGEMENT FEE - £330.00 per annum.

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...

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available

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	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

