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Glastonbury Gate, Scawsby, Doncaster, DN5 8PA
Guide Price £260,000 - £270,000

EXTENDED 4 BEDROOM SEMI DETACHED HOUSE / WITH A LARGE SIDE & REAR EXTENSION / SOUTH FACING REAR GARDEN / FANTASTIC FAMILY HOUSE / LARGE CONTEMPORARY OPEN PLAN LIVING DINING KITCHEN / AMPLE OFF ROAD PARKING / VIEWING ESSENTIAL //

An internal inspection is highly recommended to fully appreciate the space, style and layout of this large 4 bedroom semi detached house. With the benefit of a side & rear extension it makes a large very versatile family house. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, lounge, large open plan living/ dining/ kitchen, utility room, a further ground floor reception room which could be used a Bed 5 plus a shower room. On the first floor there is long landing with access to a full boarded storage loft, 4 bedrooms and a family bathroom. The rear enjoys a lovely garden with a South facing aspect, plus ample off road parking to the front. Very popular family area with access to local schools, shops etc plus access to the A1 and motorway networks.

ACCOMMODATION

A pvc double glazed entrance door leads into the properties entrance hall.

ENTRANCE HALL

14'0" x 5'10" max (4.27m x 1.78m max)

The entrance hall has a staircase to the first floor accommodation with a spindled banister rail, parkay style flooring, coving, ceiling light and a tall built-in storage cupboard.

FRONT FACING LOUNGE

14'10" x 11'6" (4.52m x 3.51m)

This is an attractive and a good size room, it has a broad pvc double glazed window to the front, central heating radiator, coving and a ceiling light.

OPEN PLAN LIVING/DINING KITCHEN

24'0" x 13'10" (7.32m x 4.22m)

This is probably better demonstrated by the floor plan and photographs. It has a pvc double glazed, sliding patio door which gives access directly into the garden, there are 2 contemporary tall radiators, modern laminate flooring, coving and 2 ceiling lights. This opens directly into the kitchen which has been refitted with a range of modern high and low level units finished with a high gloss cabinet door, a contrasting work surface and acrylic splashback. There is a single drainer 1½ bowl stainless steel sink unit with a mixer tap. There is also a deep recess suitable for a range style cooker with an extractor hood above and further domestic appliances recesses. From the kitchen a door gives access into a side lobby for which gives access into the utility room.

UTILITY AREA

This has plumbing for an automatic washing machine, there is room for a tumble dryer, additional storage, pvc double glazed window and a pvc double glazed exterior door. There is a tiled floor covering and 2 ceiling lights. A further good leads into a ground floor shower room.

SHOWER ROOM/WC

This is fitted with modern white suite which comprises of a low flush wc, wash hand basin and a shower enclosure with a mains plumbed thermostatic shower.

HOME OFFICE/GROUND FLOOR BEDROOM

16'3" x 6'7" (4.95m x 2.01m)

This is a particularly good size, it has a pvc double glazed window to the front, central heating radiator, built-in understairs storage cupboard, an access point into the loft space and a ceiling light.

FIRST FLOOR LANDING

From here there is a pvc double glazed window to the side, a built-in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems, ceiling light, smoke alarm and a staircase up into a storage attic.

STORAGE ATTIC

11'9" x 11'2" (3.58m x 3.40m)

This is all boarded, plaster boarded and lined, light laid on making a perfect storage area.

BEDROOM 1

13'0" x 11'8" (3.96m x 3.35m[2.44m)

This is a large front facing double bedroom, it has a broad pvc double glazed window to the front, central heating radiator, central ceiling light and feature reading lights.

BEDROOM 2

12'4" x 8'8" (3.76m x 2.64m)

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

BEDROOM 3

9'9" x 8'8" (2.97m x 2.64m)

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

BEDROOM 4

8'4" x 6'0" (2.54m x 1.83m)

This is single size bedroom has a pvc double glazed window to the front, central heating radiator, a built-in storage over the stairs bulk and a ceiling light.

HOUSE BATHROOM

This is fitted with a white suite that comprises of a panelled bath, pedestal wash hand basin and a low flush wc. There is tiling to the 4 walls with a decorative dado tile, independent electric shower over the bath with a glazed shower screen, a contemporary style towel rail/radiator, pvc double glazed window, waterproof style ceiling and a central ceiling light.

OUTSIDE

To the front of the property there is an enclosed garden, this has a double width driveway which provides car standing for two car side by side with further decorative side garden etc.

REAR GARDEN

This is all nicely enclosed, it has concrete post and timber fencing to the perimeters, it enjoys a Southerly aspect. There is a paved patio extending across the rear elevation, lawns onto a cultivated flower garden where there are additional storage timber sheds.

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 via a combination type boiler. Age of boiler 2024

COUNCIL TAX - Band B

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 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.

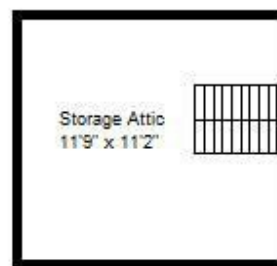
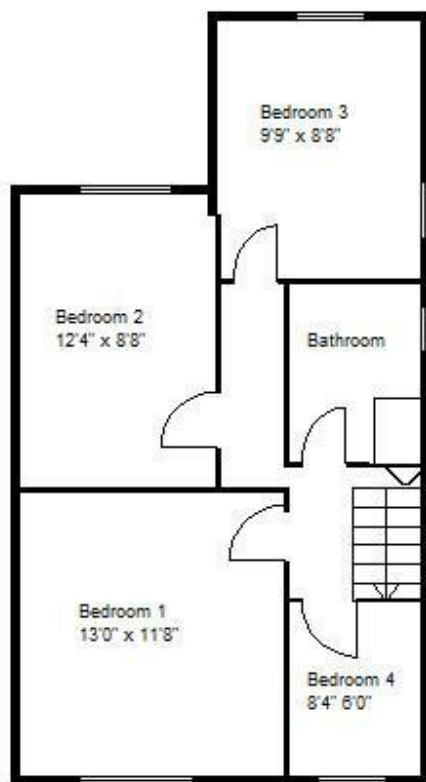
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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