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Fiddlers Drive, Armthorpe, Doncaster, DN3 3TS
Guide Price £265,000 - £275,000

IMMACULATE 3 DOUBLE BEDROOM DETACHED HOUSE / CLEVERLY CONVERTED GARAGE TO CREATE EXTRA LIVING OR B4 / IMMACULATE PRESENTATION THROUGHOUT / OPEN PLAN LOUNGE AND DINING ROOM / LARGE GARDEN ROOM / MODERN FITTED KITCHEN / INTEGRATED APPLIANCES / SOUTH FACING REAR GARDEN / AMPLE PARKING TO THE FRONT // VIEWING ESSENTIAL //

Located on this popular development, an immaculate 3 double bedroom detached house, plus the garage has been cleverly converted to create additional ground floor living, an office or a ground floor bedroom. It has a gas radiator central heating system via a modern combination type boiler, pvc double glazing and briefly comprises: Entrance hall, an immaculate rear facing open plan lounge and dining room, a large garden room extension, modern fitted kitchen with integrated appliances, ground floor office or bedroom 4, utility lobby/boot room. On the first floor there are 3 double bedrooms, an upgraded en-suite shower room to the main bedroom plus an upgraded house bathroom. Outside are equally well maintained gardens, the rear enjoys a lovely south facing aspect. Well placed with access to local amenities within Armthorpe including a wide variety of shops, supermarkets, eateries etc and access to the motorway networks.

ACCOMMODATION

A contemporary styled entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished, it has a modern laminate floor covering, a pvc double glazed window to the side, a central heating radiator and a central ceiling light. A door to the far end leads into an open plan lounge and dining room.

OPEN PLAN LOUNGE/DINING ROOM

20'7" max x 12'8" max (6.27m max x 3.86m max)

This is a good size, it has a feature fireplace with inset fire, a pvc double glazed window to the rear and further pvc double glazed sliding doors which give access into the garden room. There is modern laminate flooring, 2 central heating radiators, coving, 2 ceiling light points and a deep built-in understairs storage cupboard. A staircase gives access to the first floor accommodation.

KITCHEN

10'0" x 8'8" max (3.05m x 2.64m max)

This is fitted with a range of modern high and low level units finished with a black and contrasting timber effect high gloss cabinet door and a matching roll edge work surface. There is a 4-ring ceramic hob with glass splashback and extractor hood above, integrated oven, integrated dishwasher, fridge and freezer plus plumbing and space for a washing machine. There is a tiled floor covering, pvc double glazed window, inset spot lighting to the ceiling and a contemporary style towel rail/radiator.

GROUND FLOOR OFFICE/BEDROOM

11'4" x 7'8" (3.45m x 2.34m)

This has a pvc double glazed window to the front, electric panelled heater, laminate flooring and inset spot lighting to the ceiling.

BOILER/BOOT ROOM

This is the rear part of the garage it has a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems, fuse box etc, space and room for storage making an ideal boot room.

GARDEN ROOM

12'5" x 9'8" (3.78m x 2.95m)

A good size it has a pitched light weight roof with pvc double glazed window with an outlook over the rear garden including a feature arched light. There are 2 pvc double glazed double opening doors, laminate floor covering, slim line panel heater and inset spot lighting to the ceiling.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, access point into the loft space via a drop-down timber loft ladder, which gives access into a part boarded loft space, central ceiling light and door to a deep built-in cupboard.

BEDROOM 1

12'6" max x 10'9" (3.81m max x 3.28m)

A large double bedroom it has a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage, matching drawer units, a pvc double glazed window, central heating radiator, laminate flooring and a central ceiling light. A door from here leads into an upgraded en-suite shower room.

EN-SUITE SHOWER ROOM

All beautifully finished with modern colours including a black glass framed shower enclosure with floating wash hand basin and matching low flush wc. There is modern grey tiling to the walls, a pvc double glazed window, tiled floor covering, inset spot lighting to the ceiling an extractor fan and a mirrored vanity cabinet.

BEDROOM 2

10'4" max x 10'2" max (3.15m max x 3.10m max)

A good size second double bedroom it has a pvc double glazed window to the front, a central heating radiator, a deep recess suitable for a wardrobe, ceiling light and laminate flooring.

BEDROOM 3

10'2" max x 10'0" max (3.10m max x 3.05m max)

A good size third double bedroom it has a pvc double glazed window to the front, central heating radiator, laminate flooring and a ceiling light.

HOUSE BATHROOM

This has also been upgraded and incorporates a modern white suite that comprises of a panelled bath with black thermostatic shower unit including a rainfall shower head, a matching black and glass shower screen, wash basin set on to a vanity top and a low flush wc. There is a contemporary style anthracite coloured radiator, laminate flooring, pvc double glazed window, inset spot lighting to the ceiling and an extractor fan.

OUTSIDE

The property stands on an attractive plot, the front is block paved and provides car parking for 2 – 3 cars side-by-side. Plus there is a security gated side access leading into the rear garden.

SOUTH FACING REAR GARDEN

This is a good size, all well planned and beautifully landscaped, a paved patio/sitting area which extends across the rear elevation opens onto a lawn with a further paved patio to the far end. There is a storage shed, external lighting and external power.

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. Age of boiler TBC.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

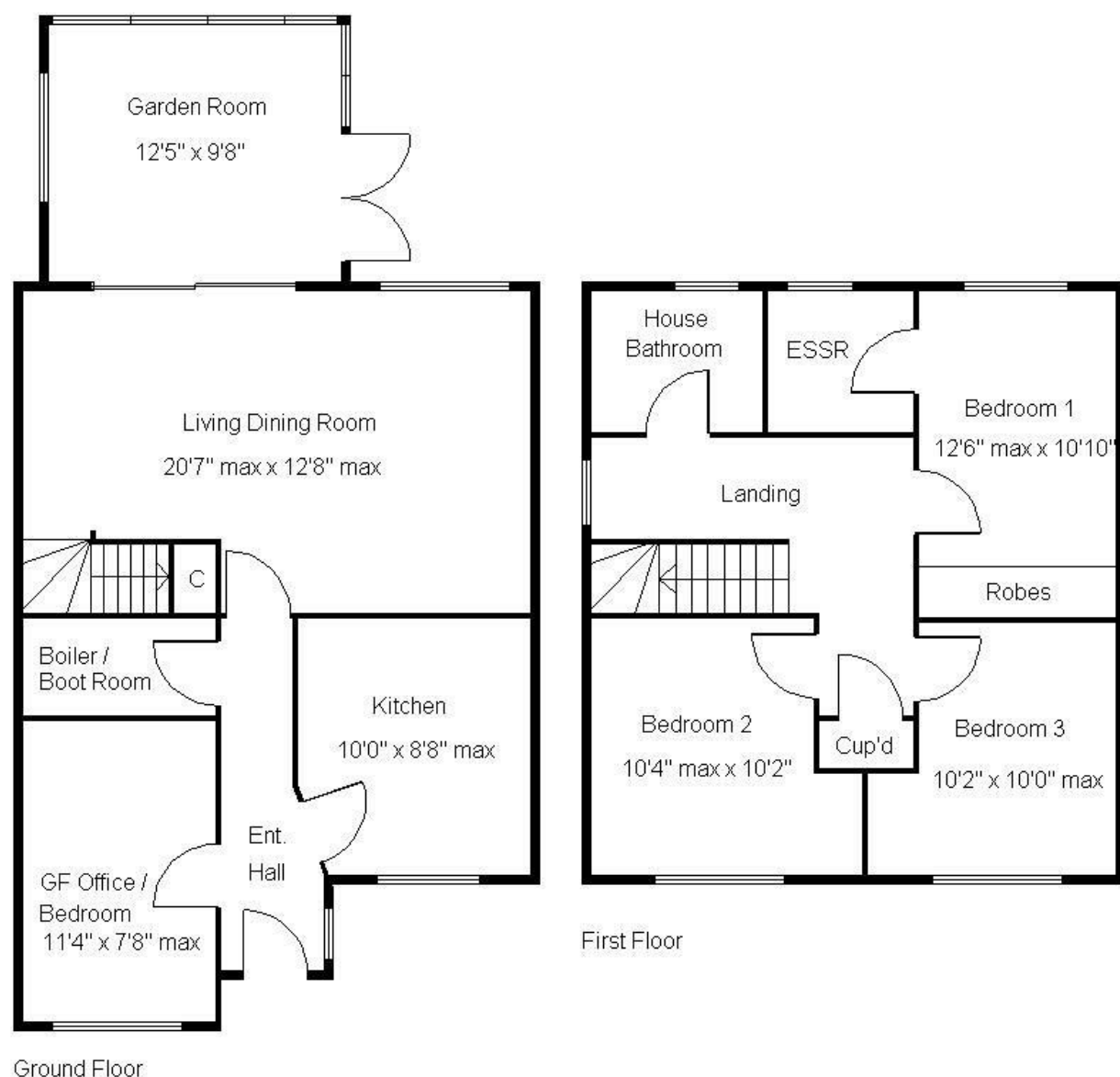
VIEWING - By prior telephone appointment with horton knights estate agents.

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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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	