

horton knights of doncaster

sales
lettings
and service



Bellerby Road, Skellow, Doncaster, DN6 8PD
Guide Price £310,000 - £320,000

GUIDE PRICE £310,000 - £320,000

IMMACULATE 3 BEDROOM DETACHED BUNGALOW / GCH / PVC DOUBLE GLAZING / CORNER PLOT POSITION / FITTED KITCHEN / INTEGRATED APPLIANCES / LUXURY SHOWER ROOM / LONG WIDE DRIVEWAY / BRICK BUILT GARAGE / PEACEFUL LOCATION / CLOSE TO AMENITIES / VIEWING A MUST //

Beautifully set on this corner plot position, on this lovely and well regarded suburb of Skellow, this detached bungalow is quite simply immaculate in its presentation and benefits from: pvc double glazing throughout and gas fired central heating via a combination boiler. Hopefully the photographs will convey how nice it is and the accommodation on offer briefly comprises: Entrance hallway, lounge/dining room extending to the full width of the house, immaculate fitted kitchen with integrated appliances, 3 well proportioned bedrooms and a pristine, luxury shower room with a beautiful modern white suite. Outside the property has gardens to the front, right side and rear, all with low maintenance at heart plus a long wide driveway and a brick built garage with a remote control door. As previously suggested the location is peaceful and quiet and is ideal for dog walkers with fields and walks close by. It is a great family area with bus routes, schools, local shops and quick and easy access to the A1. All in all it is a wonderful property which must be viewed to appreciate all it has to offer.

ACCOMMODATION

A double glazed composite style door with a matching double glazed side screen gives access to;

ENTRANCE HALL

16'5" x 11'9" (5.00m x 3.58m)

This has a central heating radiator, coving to the ceiling, loft hatch with a retractable ladder, leading to a loft which is fully boarded down the middle and insulated.

LOUNGE/DINING ROOM

22'0" max x 12'0" max (6.71m max x 3.66m max)

This is a lovely and generously proportioned room, extending to the full width of the property. It has 2 double glazed canted bay windows to the front and 2 large central heating radiators with coving to the ceiling. It has a beautiful quartz style fireplace with a surround inset and a matching hearth, incorporating a chrome trimmed electric fire.

FITTED KITCHEN

10'0" x 9'10" (3.05m x 3.00m)

The kitchen is beautifully presented with a range of Dove grey wall mounted cupboards, base units and a larder unit, finished with chrome handles and a square edged quartz style work surface. The appliances on offer include: a fully integrated fridge/freezer, induction hob with brushed stainless steel extractor hood above and a CDA fan assisted oven and a combination microwave. There is a 1½ bowl resin sink unit with a chrome mixer tap, quartz style splashbacks matching the work surface and a

gas combination boiler concealed behind one of the kitchen units. There is a pvc double glazed window to the side and a double glazed composite style door. There is a central heating radiator, a pure white pvc ceiling with a strip light.

BEDROOM 1

12'4" max x 11'9" max (3.76m max x 3.58m max)

This is a lovely bright and airy double bedroom with a pvc double glazed window to the rear. There is a central heating radiator, a wide coving to the ceiling and a bank of fitted wardrobes with a central mirror front door and the doors are sliding for ease of use.

BEDROOM 2

9'10" x 9'10" (3.00m x 3.00m)

This is currently used as a second sitting room by the owners and has pvc double glazed sliding patio doors to the rear. A further pvc double glazed window to the side giving a second aspect, central heating radiator and coving to the ceiling.

BEDROOM 3/DINING ROOM

8'6" x 8'5" (2.59m x 2.57m)

Again, the flexibility of the accommodation on offer in this property is on display in this room, as it can quite easily be used as a dining room or a bedroom as preferred by the occupiers. It has a pvc double glazed window to the side, central heating radiator and coving to the ceiling.

SHOWER ROOM

9'9" max x 5'1" (2.97m max x 1.55m)

Much in line with the kitchen, this room is

immaculately presented and has a lovely up to date modern feel. It has a suite comprising of a low flush wc with a concealed cistern and a wash-hand basin all set into one vanity unit with the wc. There is a double width shower cubicle with a chrome style mains plumbed shower and brushed aluminium and glass shower screen. There is a slate grey effect board to the splashbacks and the window sill with a beautiful brushed aluminium trim. There is a Victorian style heated towel rail/radiator, white pvc panelling to the ceiling with chrome style halogen spotlights plus an extractor fan above the shower cubicle. There is slate grey laminated floor plus a large utility cupboard which houses, plumbing for a washing machine and has ample shelving providing extremely useful storage space.

OUTSIDE

The property sits very nicely on a wonderful corner plot. The whole plot to the front and right hand side has a sturdy brick built wall to the boundary and double 6ft cast iron gates opening onto the driveway. The front garden leading round to the side, is all beautifully maintained and landscaped with gravel beds with a selection of well kept small shrubs and trees with a paved access pathway running in front of the property. The driveway is really of a good width, so there is no problem with vehicles accessing the garage down the side. The driveway itself is blocked paved and again beautifully kept with concrete posts, gravel board and timber fencing to the left side.

GARAGE

The garage is slightly wider than average for these properties and has a remote control roller shutter door. The current owner does park the car inside, so it will take a car, it has light and power supplied and also has a personnel door which leads into the rear garden.

REAR GARDEN

As is a theme with this bungalow, the rear garden is equally highly maintained as the front and the side. There is a large patio area just off of the back of the bungalow, this leads again to a well stocked gravel beds, filled with a variety of flowering plants, shrubs and small trees. Beyond the patio there is an area of shaped artificial grass again, whilst maintaining a good look but also low maintenance. At the back left of the property, there is a further patio area so that the sun can be enjoyed all day round, especially in the Summer months plus there is a very useful timber storage shed and once again concrete posts and timber fencing to the rear boundary. There is an external water tap attached to the side of the garage and a security light attached to the gable end of the bungalow.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2022.

HEATING - Gas radiator central heating. Age of boiler 2022.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is

available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

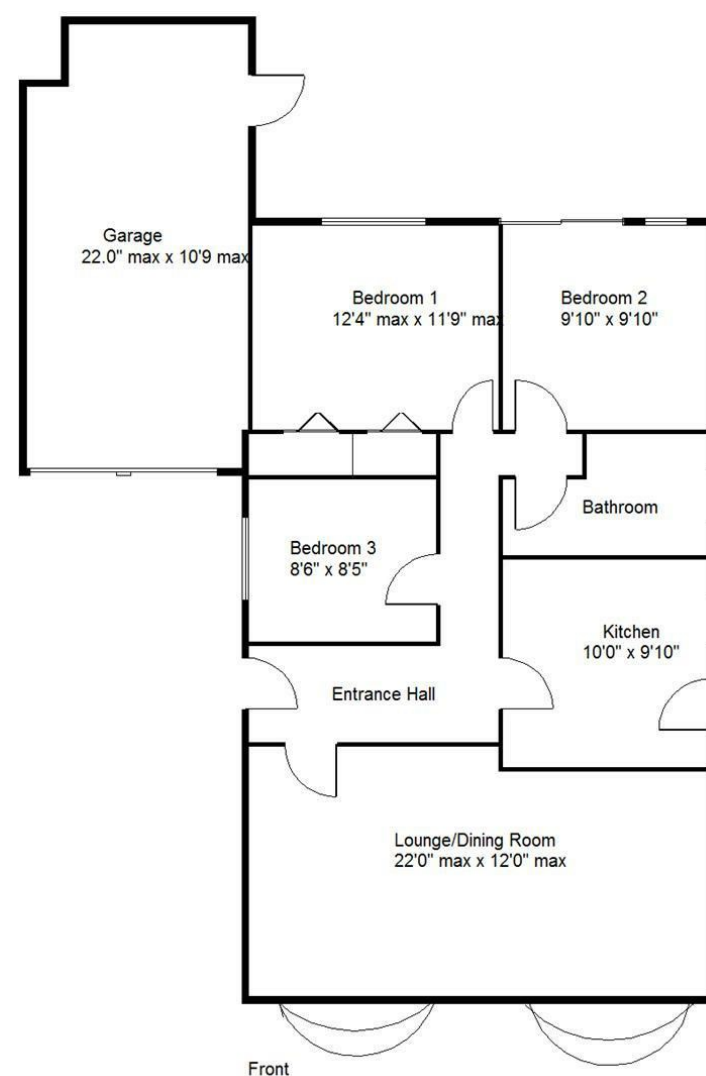
VIEWING - By prior telephone appointment with horton knights estate agents.

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

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		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	

