

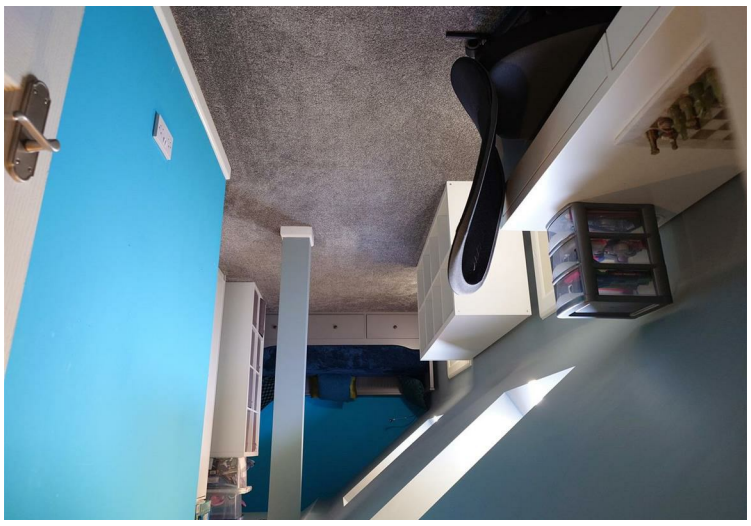
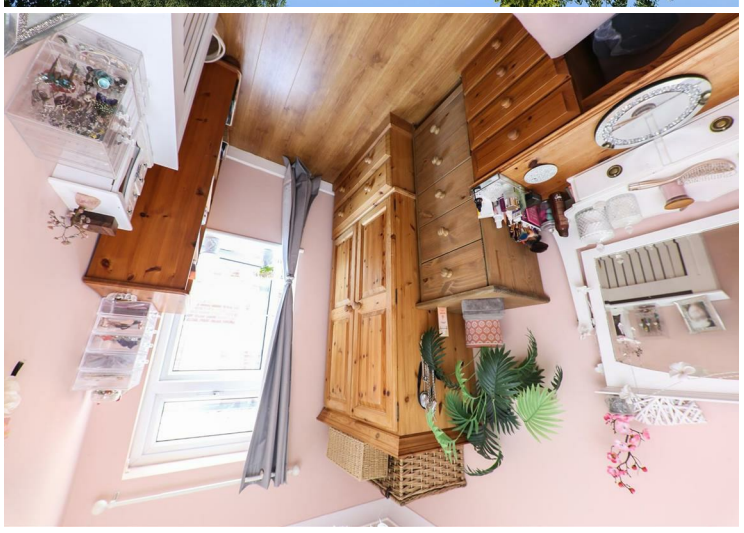
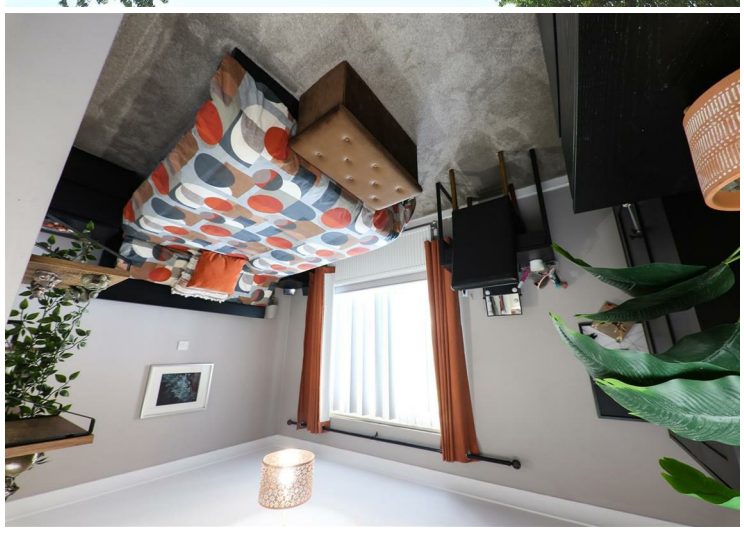
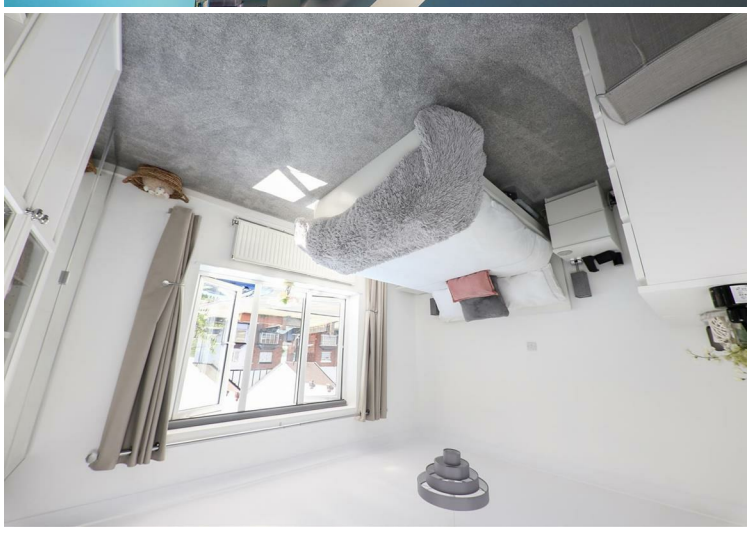
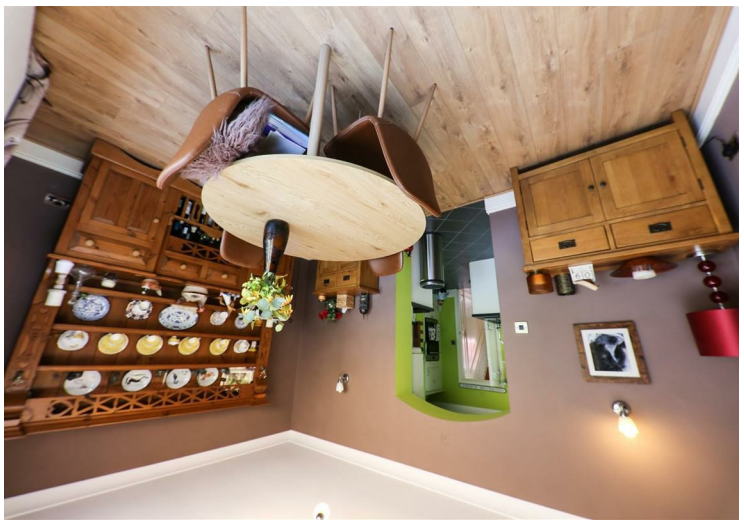

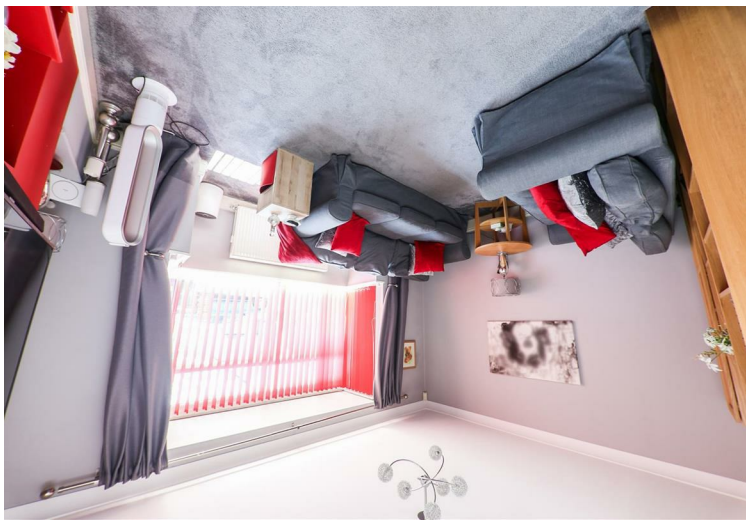

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horton knights

of doncaster



High Street, Dunsville, Doncaster, DN7 4BZ

Guide Price £225,000 - £240,000

*****GUIDE PRICE £225,000 - £240,000*****

VERY LARGE 4/5 BEDROOM SEMI DETACHED HOUSE / SPACIOUS LIVING OVER 3 FLOORS / 3 RECEPTION ROOMS INCLUDING LARGE GROUND FLOOR EXTENSION / LARGE FITTED KITCHEN / AMPLE OFF ROAD PARKING / VERY LONG REAR GARDEN WITH TIMBER OUTBUILDING / VIEWING ESSENTIAL //

This deceptive house, offers a lot more than can be imagined, benefiting from a large loft conversion, plus a rear extension and therefore viewing is recommended. It has a gas central heating system, PVC double glazing and briefly comprises: Entrance hall, lounge with bay window, separate dining room extension, and a large modern kitchen with a peninsula style island unit, cleverly designed utility & cloaks wc. First floor landing, 3 bedrooms and a 4 piece bathroom with a large shower. On the second floor there are 2 attic bedrooms. Outside are lovely long gardens, ample off road parking, side car port and a driveway to the side of the house approx. 7'6" wide. Great location with good access to amenities, plus the M18/M180 and A1/M.

ACCOMMODATION
A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase leading into the first-floor accommodation with a built-in understairs storage cupboard. A tiled floor covering, inset spotlighting to the ceiling, coving and a smoke alarm. A door from here leads into a front-facing lounge.

LOUNGE
12'8" into bay x 13'8" (3.86m into bay x 4.17m)
This is an attractive and a good-sized room. It has a broad PVC double glazed bay window to the front, a double panel central heating radiator, coving and an ornate fireplace.

KITCHEN
13'7" x 11'0" (4.14m x 3.35m)
This is a peninsula style kitchen which is fitted with a range of high and low level units finished with a roll edge work surface. There is a four-ring ceramic hob inset into a deep chimney recess with an extractor fan above, an integrated double oven, a 1½ bowl composite style sink with a stainless steel mixer tap. Additional integrated appliances include a dishwasher, fridge and freezer. There is a tiled flooring, inset spotlighting to the ceiling, coving, a double panel central heating radiator and a broad opening which leads through into an extended dining area.

DINING AREA
12'10" x 9'6" (3.91m x 2.90m)
This has a PVC double glazed window which gives an outlook over the property's rear garden. There is a double panel central heating radiator, laminate flooring, coving and a central ceiling light.

WC/ UTILITY ROOM
It is cleverly designed and maximizes the available space. There is a low flush WC with a wash hand basin, plumbing for an automatic washing machine, room for tumble dryers etc. A wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. A PVC double glazed window, inset spot lighting to the ceiling and coving, tiled floor covering and a double radiator.

As previously described, a staircase from the entrance hall leads to a first-floor landing.

FIRST FLOOR LANDING
There are doors to the bedrooms and bathroom and a staircase which leads to the upper floor.

BEDROOM 1
13'6" x 10'6" (4.11m x 3.20m)
This is a large front facing double bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 2
13'3" x 11'0" max (4.04m x 3.35m max)
A good sized second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, coving and a central ceiling light.

BEDROOM 3
7'8" x 5'6" (2.34m x 1.68m)
This has a PVC double glazed window to the side, a central heating radiator concealed behind a radiator grill, laminate flooring, coving and a central ceiling light.

HOUSE BATHROOM
This is fitted with a four-piece white suite that comprises of a panelled bath, a large separate shower enclosure with an independent electric shower, a wash-hand basin and a low flush WC. There is tiling to the four walls, coordinating floor tiles, a central heating radiator, coving, ceiling light and a PVC double glazed window.

TOP FLOOR LANDING
This has coving to the ceiling, inset spotlight into the ceiling and a door leading;

BEDROOM 4
21'0" x 8'6" (6.40m x 2.59m)
This is a long bedroom, it has two timber casement double glazed Velux windows, eaves storage and inset spotlighting to the ceiling.

BEDROOM 5
8'6" x 7'7" (2.59m x 2.31m)
This has a timber casement double glazed Velux window to the side, eaves storage and inset spotlighting to the ceiling.

OUTSIDE
To the front of the property there is a patterned concrete style cobble effect drive which provides ample car standing with brick walling and fencing to the perimeters. This continues along the side of the property via a gated access to a carport which again continues all the way through into the rear garden.

REAR GARDEN
This is a very long garden, it is mainly lawned, decorative stones create a seating area. To the very rear of the garden there is a timber framed garden building which is currently being used as a home gym.

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 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.

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.

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