



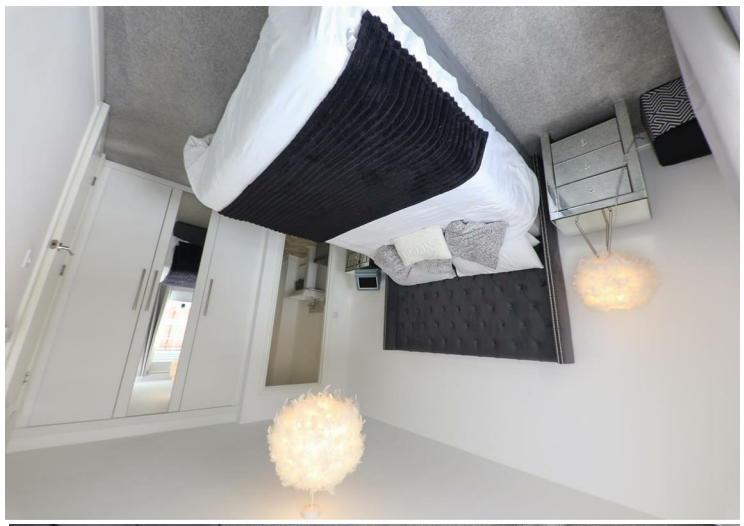
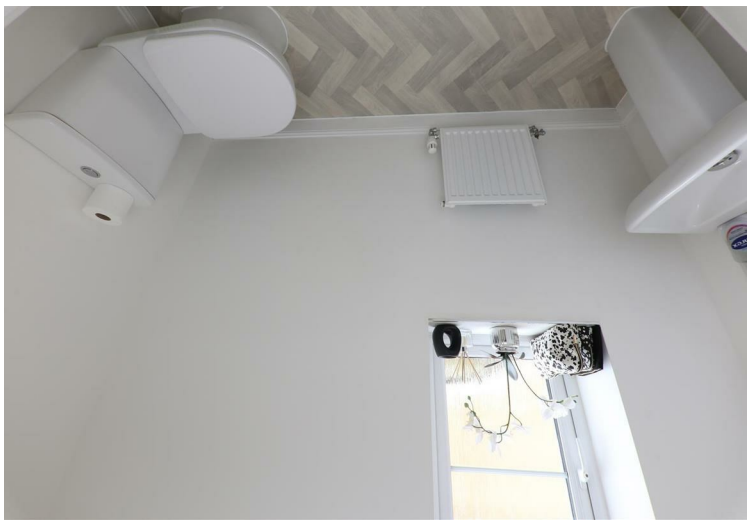


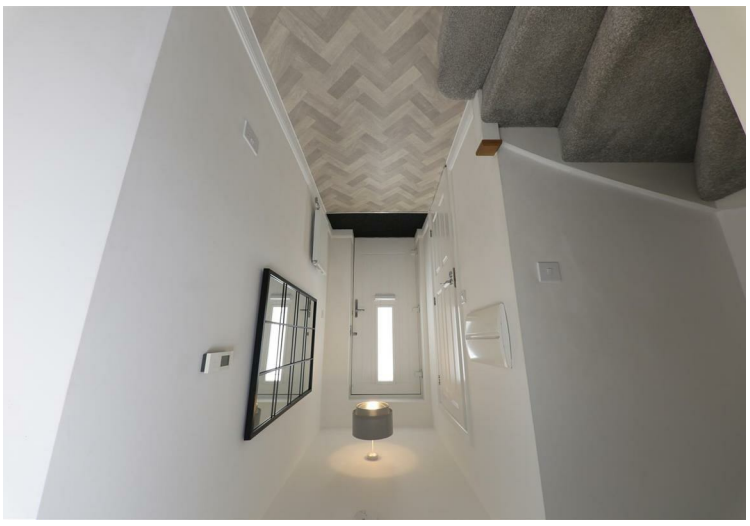

# horton knights

of doncaster

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**Riverside Lane, Wheatley, Doncaster, DN2 4FF**
**Asking Price £270,000**

**AN IMMACULATE 4 BEDROOM DETACHED HOUSE / GORGEOUS UPGRADED KITCHEN WITH QUARTZ TOPS & INTEGRATED APPLIANCES / 4 GOOD SIZED BEDROOMS / ALL MODERN WHITE BATHROOMS / POPULAR DEVELOPMENT / GOOD ACCESS TO WHEATLEY HALL ROAD, INCLUDING M&S, NEXT ETC./ EARLY VIEWING RECOMMENDED.**

Located on this popular development, a good sized 4 bedroom detached house. Builders warranty, GCH and PVC double glazing, and briefly comprises: Entrance Hall with a ground floor WC off, an attractive lounge, a gorgeous upgraded open plan kitchen with light grey cabinet doors, diamante quarts work surfaces and a host of integrated appliances plus a large utility cupboard off and French doors onto the rear garden. First floor landing 4 good sized bedrooms, en-suite shower room, plus a house bathroom. Outside are attractive gardens, a long side driveway and a detached brick garage. Very well presented throughout offering ready to move into living. EARLY VIEWING ESSENTIAL.

**ACCOMMODATION**
A composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**
This is all smartly presented. It has a modern grey coloured vinyl floor covering, a central heating radiator and two ceiling lights. A staircase from here leads to the first-floor accommodation with a modern grey coloured carpet and a deep built-in under stairs storage cupboard.

**GROUND FLOOR WC**
This is fitted with a modern two piece white suite that comprises of a low flush WC and a pedestal wash hand basin. There is a tiled splash back, a PVC double glazed window, central heating radiator, a continuation of the vinyl flooring and a central ceiling light.

**LOUNGE**
**16'8" x 9'7" (5.08m x 2.92m)**
A lovely front facing reception room. It is a good size with a PVC double glazed window to the front, a central heating radiator and two ceiling light points.

**OPEN PLAN DINING KITCHEN**
**18'0" x 13'6" (5.49m x 4.11m)**
The kitchen is fitted with upgraded high and low-level cabinets, finished with a light grey satin door with a chrome coloured handle and a polished diamante quartz work surface. There is an undermounted 1½ bowl sink unit, and a host of integrated appliances to include a 4 ring ceramic induction hob with matching glass splash back, an extractor hood, an integrated double oven, integrated dishwasher, wine cooler and an integrated fridge freezer. The quartz work surface extends to provide a peninsula style breakfast bar. There is a PVC double glazed window, PVC double glazed double opening doors which give access into the rear garden, a central heating radiator, vinyl flooring, 2 ceiling lights and a large utility style cupboard which has plumbing for a washing machine and also houses a gas-fired combination type boiler which supplies the domestic hot water and the central heating systems.

**FIRST FLOOR LANDING**
This has a deep storage cupboard, a central ceiling light, smoke alarm and access into the loft space, a central heating radiator and a central ceiling light.

**BEDROOM 1**
**14'0" x 9'0" (4.27m x 2.74m)**
A large double bedroom. It has a PVC double glazed window to the front, a double panel central heating radiator, in-built wardrobes concealing hanging rail and storage.

**EN-SUITE SHOWER ROOM**
Fitted with a modern white suite that comprises of a shower enclosure with tiling and a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush WC. There is a central heating radiator, vinyl flooring, ceiling light and an extractor fan.

**BEDROOM 2**
**9'9" x 9'3" (2.97m x 2.82m)**
A comfortable sized second double bedroom. It has a PVC double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

**BEDROOM 3**
**8'6" x 6'10" (2.59m x 2.08m)**
This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

**BEDROOM 4**
This has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**
This is fitted with a modern white 3 piece suite that comprises of a panelled bath, a pedestal wash hand basin and a low flush WC. There is modern tiling to the bathing areas and splash backs, vinyl flooring, a double panel central heating radiator, a PVC double glazed window and a ceiling light.

**OUTSIDE**
To the front of the property there is a lawned garden which has ornamental shrubs inset to a flower border. A long block paved driveway provides car standing and in turn leads to a detached brick garage.

**DETACHED BRICK GARAGE**
which has a metal up and over style door, power and light laid on.

**REAR GARDEN**
The rear garden is all enclosed with timber fencing to the perimeters, it is mainly lawned with a paved patio extending across the rear elevation.

**AGENTS NOTES:**
TENURE - FREEHOLD, ESTATE CHARGE - £120.00 p.a. approx

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2023

HEATING - Gas radiator central heating. Age of boiler 2023.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to1800 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

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.

