



sales
lettings
and service

horton knights of doncaster



Adlard Road, Wheatley Hills, DN2 5NQ
Offers Over £225,000

STUNNING EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / VERY STYLISH 'RETRO' THEMED INTERIOR / NEW CONTEMPORARY OPEN PLAN KITCHEN INCLUDING APPLIANCES / MODERN BATHROOM WITH SHOWER / AMPLE DRIVEWAY PARKING & BRICK GARAGE / NICE CUL DE SAC POSITION WITHIN WHEATLEY HILLS / GOOD SIZED GARDENS / FIRST TO VIEW WILL BUY //

An internal viewing is essential to fully appreciate the interior of this extended 3 bedroom semi detached house. The present owners have taken the space and created a much more contemporary home including an open plan living/ dining/ kitchen with a gorgeous fitted kitchen including integrated appliances. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with feature panelling and stairs to the first floor, a front facing lounge with a bay window, open plan living/ dining/ kitchen, lean to rear lobby/ utility, first floor landing, 3 bedrooms including a large main bedroom with a feature bay window, plus a recently installed white bathroom including a 'rainfall' shower. Outside are good sized gardens, ample off road parking, attached garage. Well placed with access to local amenities within Wheatley Hills including the tennis club, Tesco Express and schools etc.

PERIOD ENTRANCE

A period entrance gives shelter to a composite type double glazed entrance door and leads into the entrance hall.

ENTRANCE HALL

This is all beautifully themed with a period styling and compliments the original interior of the house. There is a staircase giving access to the first floor accommodation with feature panelling, a modern laminate floor covering, a central heating radiator, a deep built-in understairs storage cupboard and a ceiling light. A period styled Oak door (which can be found throughout the remainder of the property) leads into the lounge.

LOUNGE

14'9" x 12'4" into bay (4.50m x 3.76m into bay)

An attractive front facing reception room, it has a deep PVC double glazed bay window to the front with a further matching window to the side, two central heating radiators, a central fireplace, an ornate ceiling rose and coving to the ceiling.

OPEN PLAN LIVING/ DINING/ KITCHEN

22'1" x 14'9" overall (6.73m x 4.50m overall)

This has been extended over the years to provide a much larger, modern open plan living space, where a peninsula style breakfast bar creates a natural room divide. The living and dining area has a PVC double glazed window the side, a feature wall, inbuilt cupboards, a central heating radiator, a coordinating laminate floor, coving to the ceiling and a central ceiling light.

REAR GARDEN

To the rear of the property there is an enclosed garden, this can be accessed by the side of the garage or from the rear lobby It is a good size, with cultivated beds and borders, a variety of plants and trees providing screening during the summer month. There is also an attached brick store to the rear elevation of the property.

AGENTS NOTES:

TENURE - FREEHOLD.

EXTENDED KITCHEN

14'8" x 9'3" (4.47m x 2.82m)

It is all beautifully finished with a range of modern high and low level units finished in a ‘Dakar’ coloured cabinet door and a contrasting oak coloured work surface. Integrated appliances include a four ring ceramic hob with an extractor hood above, an integrated oven, fridge freezer, washing machine and dishwasher. There's further feature pull out corner cabinets, drawer units all beautifully finished with a tiled splash back. A porcelain sink with antique style mixer tap, a continuation of the laminate flooring, central heating radiator, two ceiling lights and a PVC double glazed window gives an outlook into the rear garden and a further timber casement door gives access into the rear porch/ utility area.

REAR LOBBY/ UTILITY PORCH

This has PVC double glazing including a PVC double glazed door, a lean to style roof, tiled flooring creating a perfect utility area and drying room.

FIRST FLOOR LANDING

From here there’s an access point into the loft space with a drop down loft ladder, a continuation of the feature wall panelling, a ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

14'9" max into bay x 12'10" into robes (4.50m max into bay x 3.91m into robes)

A beautiful main bedroom, it has a deep PVC double glazed bay window to the front, fitted wardrobes set into the chimney recesses, coving to the ceiling, a central heating radiator and feature panelling to one wall.

DOUBLE GLAZING - The property is fitted with PVC double glazing. Age of units TBC.

HEATING - The property has a gas radiator central heating system fitted. Age of boiler TBC

COUNCIL TAX- This property is Band B

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

BEDROOM 2

9'6" x 9'3" (2.90m x 2.82m)

A good sized second bedroom. It has a PVC double glazed window with an outlook into the property's rear garden, a central heating radiator, picture rail, coving and a central ceiling light.

BEDROOM 3

7'11! x 6'1" (2.41m! x 1.85m)

Presently displayed and used as a study. It has a PVC double glazed window to the side, a central heating radiator, ornate cornicing to the ceiling and a central ceiling light.

HOUSE BATHROOM

This is all smartly fitted with a modern white suite that includes a shower style bath with a mains plumbed shower attachment, including a rainfall showerhead. A black/ glass shower screen, a wash basin set on to a vanity unit and a low flush WC. Coordinating themed radiator, a tiled floor covering, ceiling light and a PVC double glazed window.

OUTSIDE

To the front of the property, double gates give access onto a large drive which continues around the side of the property to an attached brick garage.

GARAGE

18'6" x 9'8" (5.64m x 2.95m)

A good size, having power and light laid on, a timber casement window to the side and up and over door to the front.

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

