



horton knights of doncaster

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Athelstane Crescent, Edenthorpe, Doncaster, DN3 2NF
Asking Price £310,000

THE FIRST TO VIEW WILL BUY!!! JUST LISTED AN ABSOLUTELY IMMACULATE 4 BEDROOM DETACHED HOUSE / RECONFIGURED VERSATILE GROUND FLOOR LIVING / 2 SEPARATE RECEPTION ROOMS/ MODERN OPEN PLAN LIVING DINING KITCHEN / UPGRADED CONTEMPORARY ENSUITE, HOUSE BATH & GFWC / NICE WIDE DRIVEWAY / CLOSE TO WELL REGARDED SCHOOLS / EASY MOTORWAY ACCESS / VIEWING A MUST //

Absolutely immaculate throughout this 4 bedroom detached house needs to be viewed. The garage has been converted to offer an additional sitting room, with space for a ground floor office too. The accommodation briefly comprises: Entrance hall, lounge, separate sitting room, open plan living dining kitchen with integrated cooking appliances, a utility room and a ground floor wc. On the first floor there are 4 bedrooms, the main bedroom has an upgraded contemporary shower room, and a modern house bathroom. Outside are attractive gardens, the front is mainly lawned with two off road parking spaces, plus a lovely rear garden with a South Westerly rear aspect. Very popular development with good access to the local schools, shopping and easy access to the motorway networks. PRICED TO SELL.

ACCOMMODATION

A shallow canopy gives shelter to a double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly presented and sets the theme for the remainder of the property. There is a feature spindled staircase which gives access to the first floor accommodation, a built-in understairs storage cupboard, a central heating radiator, modern laminate flooring and a ceiling light. Double doors lead into the lounge.

LOUNGE

15'8" x 9'6" (4.78m x 2.90m)

An attractive front facing reception room, it has a deep PVC double glazed bay window to the front, a double panel central heating radiator, modern laminate flooring and a central ceiling light.

From the hall a second door gives access into an open plan living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN
21'3" max x 9'4" (6.48m max x 2.84m)

This is probably better demonstrated by the photographs and the floor plan. This is a good size, the kitchen is fitted with a range of modern high and low-level units, finished with a white high gloss cabinet door with a contrasting chrome handle and work surface over. A peninsula style work surface extends to provide space for a four-ring gas hob with an extractor hood above and integrated oven beneath, and a breakfast bar. A 1½ bowl stainless steel sink unit with a mixer tap and tiled splash backs.

From the living area there are two PVC double glazed double opening doors which lead onto the rear garden, a further PVC double glazed window, an air conditioning unit, inset spotlighting to the kitchen area and a pendant light to the living area.

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system. Age of boiler TBC.

COUNCIL TAX - Band D.

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, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights

UTILITY ROOM

From the kitchen a broad opening leads into a utility room, this has plumbing for an automatic washing machine, space for tumble dryers etc, coordinating cabinets and a work surface. A continuation of the tiled flooring, a central heating radiator.

GROUND FLOOR WC

This is fitted with a modern two-piece white suite that comprises of a low flush WC, a floating wash hand basin with tiling, a central heating radiator, a PVC double glazed window and a central ceiling light.

SEPARATE SITTING ROOM

19'6" x 9'9" (5.94m x 2.97m)

Over the years the garage has been converted to create additional living space, with room for an office. There is a broad PVC double glazed window to the front, double panel central heating radiator, laminate flooring, feature panelling, ceiling light and a built-in cupboard.

FIRST FLOOR LANDING

There is an access point into the loft space and a smoke alarm. A deep built-in cupboard houses a pressurised hot water cylinder with additional storage space.

BEDROOM 1

14'8" x 9'8" (4.47m x 2.95m)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a ceiling light and fitted wardrobes concealing hanging and storage. A door from here leads into an upgraded contemporary shower room.

CONTEMPORARY EN-SUITE SHOWER ROOM

This has been beautifully re-modelled and finished it has a modern marble effect waterproof walling and matching tiles creating a clean smart effect. It is fitted with a modern white suite that comprises of a walk-in shower, a floating wash-hand basin set into a vanity unit and a low flush WC. There is contemporary style radiator, a PVC double glazed window.

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

BEDROOM 2

13'9" x 10'6" (4.19m x 3.20m)

A good sized second double bedroom, it has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 3

10'6" x 9'8" (3.20m x 2.95m)

(Presently displayed as a second home office). This has a PVC double glazed window to the rear, a central heating radiator, an air conditioning unit and a central ceiling light.

BEDROOM 4

10'4" x 8'6" (3.15m x 2.59m)

A comfortable sized fourth bedroom, there is a PVC double glazed window to the rear, a central heating radiator, a ceiling light and a range of modern fitted wardrobes and drawers.

HOUSE BATHROOM

All beautifully presented with a modern white suite that comprises of a panelled bath with a mixer shower over including a rainfall shower head, a pedestal wash hand basin and a low flush WC. There is modern tiling, a PVC double glazed window, a central heating radiator, vinyl flooring and inset spotlighting to the ceiling.

OUTSIDE

To the front of the property there is a lawned garden, a double width, block paved driveway which provides car standing for two cars side by side.

REAR GARDEN

The rear is all nicely enclosed. It has a South Westerly aspect, all beautifully presented with a paved patio and seating area to the far corner. There are shaped flower beds and borders stocked with variety of shrubs and plants including several decorative trees including a palm tree.

AGENTS NOTES:

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.

