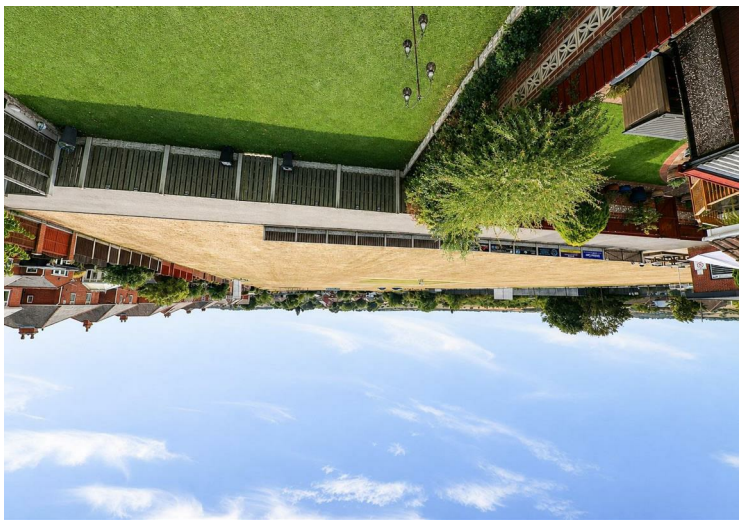
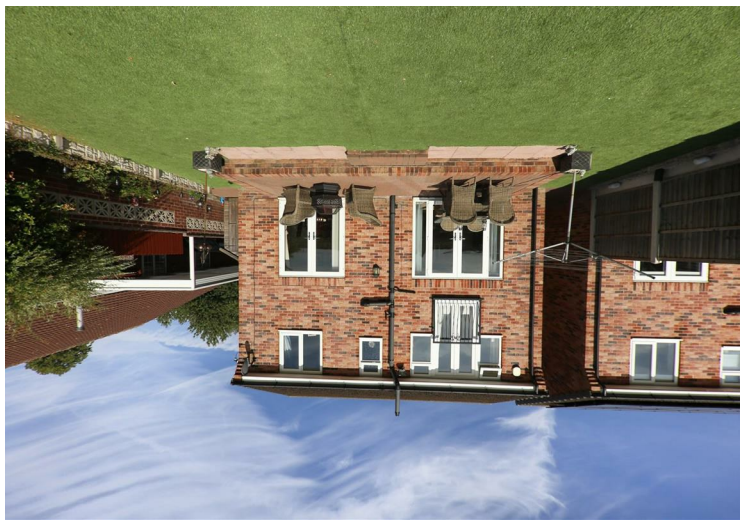
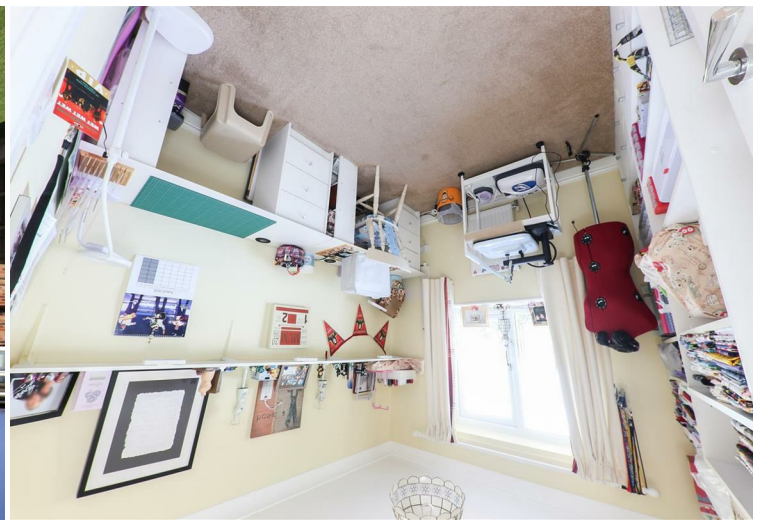
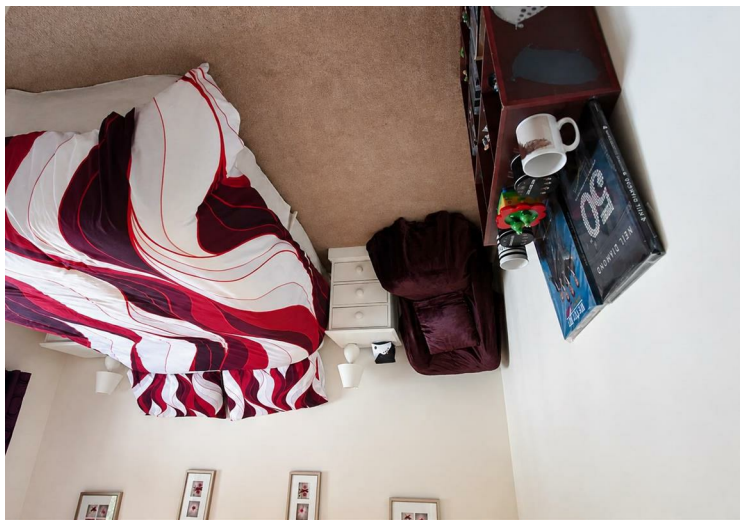










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of doncaster



St. Peters Drive, Conisbrough, Doncaster, DN12 2ER

Offers Over £295,000

“OWZTHAT".....FOR A VIEW / A BEAUTIFUL 4 BEDROOM, 2 BATHROOM DETACHED HOUSE / LOVELY VIEWS OVER THE CRICKET FIELD AND COUNTRYSIDE IN THE DISTANCE / TWO SEPARATE RECEPTION ROOMS / MODERN KITCHEN WITH NEFF INTEGRATED APPLIANCES / MAIN BEDROOM HAS JULIETTE BALCONY WITH VIEWS / EN-SUITE SHOWER ROOM / GATED OFF-ROAD PARKING / EV CHARGEPOINT / BEAUTIFUL LOW MAINTENANCE REAR GARDEN / VIEWING ESSENTIAL /

With a panoramic exceptional view, this house is going to attract a lot of interest, even more so if you like cricket. It offers attractive family living with a beautiful outlook to the rear. It has a gas radiator central heating system, PVC double glazing and briefly comprises: A long entrance hall with stairs to the first floor, ground floor WC, lounge and a separate dining room both with French double doors overlooking the rear garden, modern fitted breakfast kitchen with integrated appliances and benefitting from underfloor heating. First floor landing, four good sized bedrooms, modern en-suite shower room and a separate modern house bathroom. Outside are attractive low maintenance gardens, gated off-road parking with EV charging, and a lovely enclosed rear garden designed for lower maintenance. Early viewing is recommended.

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

ENTRANCE HALL
This is a long hall, it has a central heating radiator, an ornate cornice to the ceiling, two ceiling lights, a smoke alarm and an internal fire door with access to the back of the garage.

GROUND FLOOR WC
This is all smartly finished with a modern two-piece white suite that comprises of a low flush WC and a wash hand basin. There is modern tiling including coordinating tiled floor, central heating radiator, PVC double-glazed window and a central ceiling light.

LOUNGE
14'1" x 12'3" (4.29m x 3.73m)
This is a well proportioned room, it has the advantage of two PVC double-glazed double opening doors which lead out onto a rear patio, overlooking the cricket field. There is a continuation of the ornate cornicing, a central ceiling light and a central heating radiator.

SEPARATE DINING ROOM
11'4" x 9'9" (3.45m x 2.97m)
This enjoys the same outlook over the property's rear garden, it has feature PVC double glazed double opening doors, a central heating radiator, ornate cornicing, a large understairs cupboard which houses the fuse box, a ceiling light and two wall lights.

FITTED BREAKFAST KITCHEN
10'9" x 10'4" (3.28m x 3.15m)
All smartly fitted with a range of high and low level units with strip lighting underneath finished with a roll-edged work surface and tiled splashback and a peninsula style breakfast bar. A host of integrated appliances include a NEFF four-ring gas hob including a wok burner, extractor hood, an NEFF integrated oven, a combination microwave oven together with an integrated dishwasher, washing machine, and a large upright fridge/freezer. A PVC double glazed window with an outlook to the front, a PVC double glazed side door, contemporary style towel rail/radiator, tiled flooring with underfloor heating, ornate cornicing and inset spotlighting to the ceiling.

FIRST FLOOR LANDING
There is a PVC double glazed window, a further fire alarm, an access point into a partially boarded loft space with light, coving to the ceiling and a central ceiling light. A lovely Oak banister rail, deep built-in storage cupboard which houses a gas-fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1
13'6" x 10'8" (4.11m x 3.25m)
A beautiful double bedroom with the advantage of a PVC double glazed double opening doors and Juliette style balcony which gives an outlook over the cricket field. A range of fitted bedroom furniture, coving to the ceiling, central ceiling light and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
This is all beautifully finished with a modern white suite and feature tiling which includes a double walk-in shower enclosure with multiple nozzles and a directional waterfall head.. There is a wash hand basin and a low flush WC, an extractor fan, inset spotlighting, PVC double glazed window and a contemporary style towel rail/radiator.

BEDROOM 2
11'4" x 9'9" (3.45m x 2.97m)
A good-sized front facing double bedroom, it has a PVC double glazed window to the front, central heating radiator, coving and a central ceiling light.

BEDROOM 3
9'10" x 8'4" (3.00m x 2.54m)
A double sized room, it has a PVC double glazed window to the front, central heating radiator, coving to the ceiling and a central ceiling light.

BEDROOM 4
8'3" x 8'0" (2.51m x 2.44m)
A good-sized double bedroom, having a PVC double glazed window with an outlook over the property's rear garden and a panoramic view. There is coving to the ceiling, a central ceiling light and a central heating radiator.

HOUSE BATHROOM
This is fitted with a modern three piece white suite that comprises of a shower style bath with a shower over including a glazed shower screen. A wash hand basin set into the bathroom furniture and a matching WC. There is modern tiling to the four walls including a decorative dado tile, PVC double glazed window, a contemporary style towel rail/radiator, inset spotlighting to the ceiling.

OUTSIDE
The front garden has been designed for lower maintenance, with a large gated block paved driveway providing ample car standing. The garage has been subdivided to create storage which could be reinstated if so preferred. It has fitted storage and a work surface area with double wall mounted and base cupboards, a fire alarm plus a EV charge point.

REAR GARDEN
Keeping the theme of lower and easier maintenance in mind, this South-Westerly facing rear garden offers a pleasant and relaxing area designed for maximum enjoyment and minimum effort. It is well laid out, enclosed with fencing to the perimeters, a good sized artificial lawn and paved patio overlooking the cricket field.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units 2014

HEATING - Gas radiator central heating system. Age of boiler 2014.

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 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.

