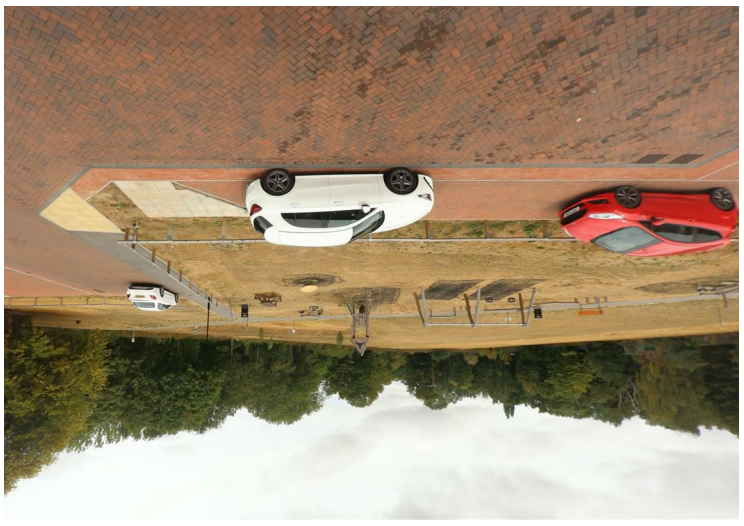










horton knights of doncaster

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Oxbow Drive, Wheatley, Doncaster, DN2 4EF

Asking Price £140,000

IMMACULATE PRESENTATION THROUGHOUT / A 2 BEDROOM CONTEMPORARY STYLED HOUSE / RESERVED PARKING / GORGEOUS OPEN PLAN LIVING SPACE / LOVELY KITCHEN WITH INTEGRATED APPLIANCES / MODERN WHITE GFWC & FF SHOWER ROOM / LOVELY POSITION ON THE FRINGE OF THE DEVELOPMENT / FIRST TO VIEW WILL BUY //

'TURN KEY' best describes this gorgeous contemporary styled 2 bedroom house, all nicely positioned on the fringe of the development with an open outlook to the front. The property benefits from a gas central heating system, pvc double glazing and the remainder of the builders 10 year warranty. The accommodation briefly comprises: Entrance hall, ground floor wc, a lovely open plan living space beautifully presented and maintained with a lovely kitchen area including integrated cooking appliances. On the first floor a landing leads to 2 bedrooms, the main bedroom is a large double with a dual aspect, plus a modern white shower room. Outside there is a reserved parking space. Very popular development with access to nearby amenities including M&S, Next etc. plus access to the motorway network via the M18. So whether you're a FTB, or investor then it certainly will be of interest.

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

ENTRANCE HALL
This is all smartly finished with an LVT style floor covering. There is a central heating radiator, a tall built-in cupboard which houses a gas-fired combination type boiler which supplies domestic water and central heating systems. A second door gives access to a ground floor WC.

GROUND FLOOR WC
Fitted with a modern two-piece white suite that comprises of a low flush WC, a PVC double glazed window, a corner wash basin, vinyl floor covering, central heating radiator, extractor fan and a ceiling light.

OPEN PLAN LIVING/ DINING/ KITCHEN
16'7" max x 16'7" max (5.05m max x 5.05m max)
This is probably better demonstrated by the floor plan and photographs. This is all beautifully presented in neutral tones. It has a broad PVC double-glazed window with a pleasant outlook to the front, a fitted kitchen in a light grey coloured cabinet door with a contrasting marble effect work surface. There is a four-ring gas hob with glass splashback and an extractor hood above and an integrated oven beneath. There is a further integrated fridge freezer, plumbing for an automatic washing machine, a single drainer stainless steel sink unit with mixer tap. There is inset spotlighting to the ceiling, a central heating radiator and a further central heating radiator behind a radiator grill, it is all finished with a LVT style floor covering. A staircase gives access to the first floor accommodation.

FIRST FLOOR LANDING
There is an access point into the loft space, a ceiling light, a central heating radiator and a tall storage cupboard.

BEDROOM 1
12'6" max x 8'6" max (3.81m max x 2.59m max)
A lovely double bedroom. It has two PVC double-glazed windows to the front and side elevations, a tall built-in storage cupboard, a central heating radiator and a central ceiling light.

BEDROOM 2
7'10" max x 6'8" (2.39m max x 2.03m)
This has a PVC double-glazed window again with a beautiful outlook to the front, a central heating radiator and a central ceiling light.

SHOWER ROOM
This is all smartly finished with a contemporary white suite that comprises of a shower enclosure with tiling, a wash hand basin and a low flush WC. There is vinyl flooring, a central ceiling light, a fused shaver point, central heating radiator and an extractor fan.

OUTSIDE
There is a reserved parking space adjacent to the property.

AGENTS NOTES:
TENURE - FREEHOLD. ESTATE CHARGE - tbc

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, as new in 2024

HEATING - Gas radiator central heating system, as new in 2024

COUNCIL TAX - Band A

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.

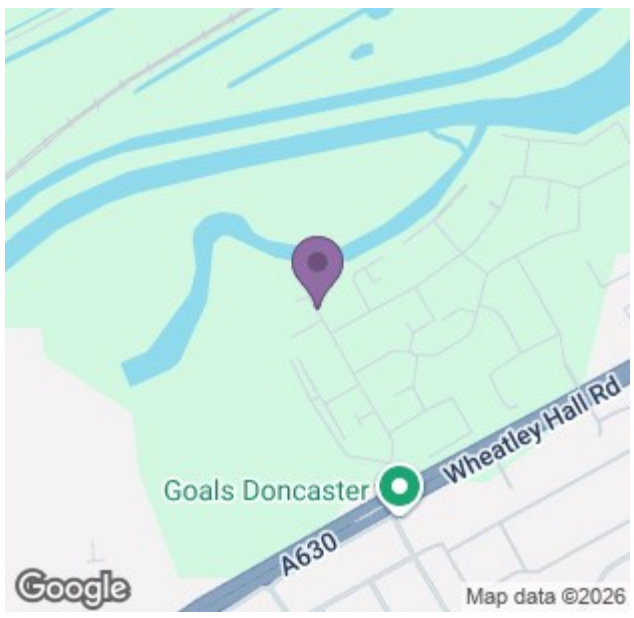
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

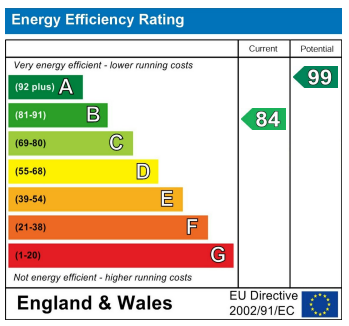
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

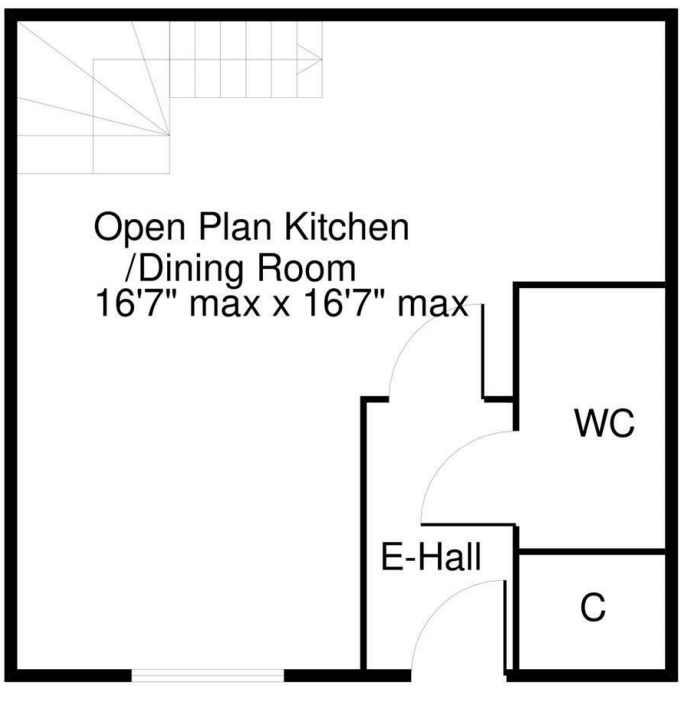
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

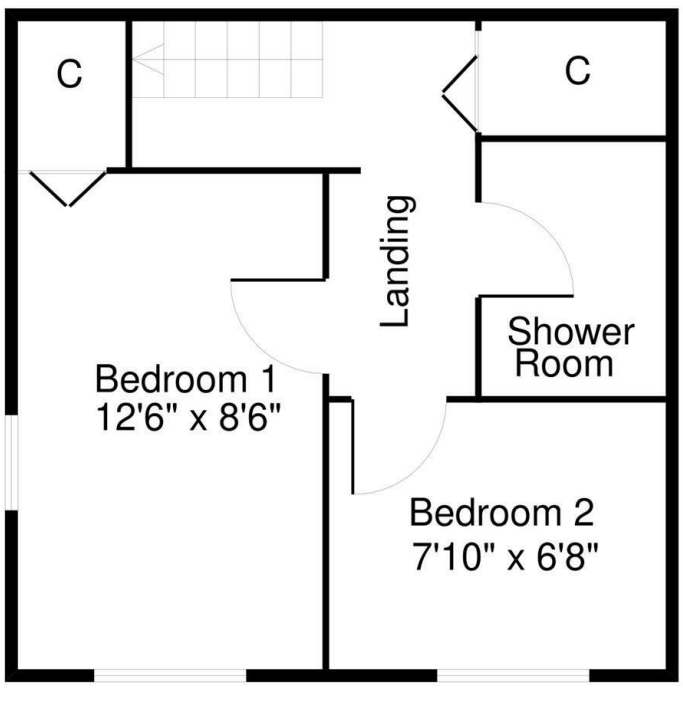
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.







Ground Floor



First Floor