
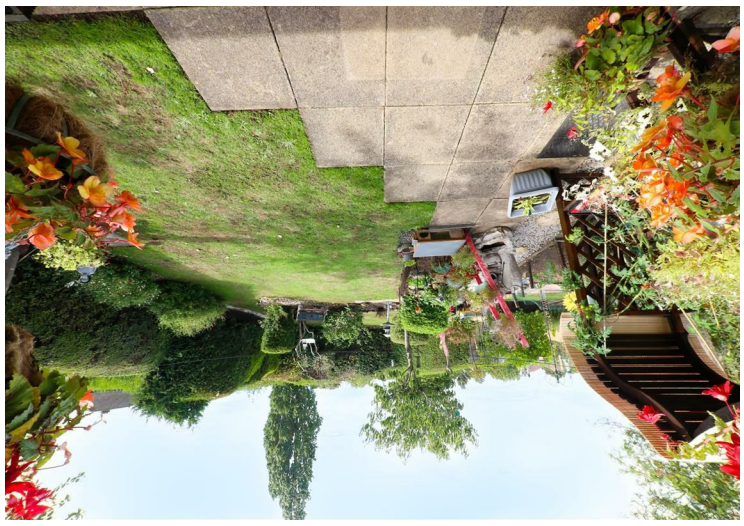
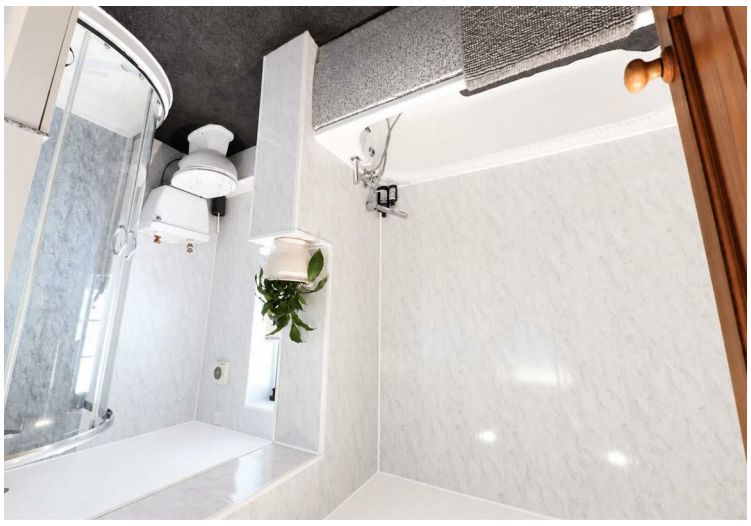




horton knights of doncaster

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Hereford Road, Wheatley, Doncaster, DN2 4PU

Guide Price £210,000 - £245,000

*****GUIDE PRICE £210,000 - £220,000*****

NEARLY DOUBLE ITS ORIGINAL SIZE / AN AMAZING 3 BEDROOM SEMI DETACHED HOUSE / POTENTIAL TO MAKE 5 BEDROOMS / LARGE OPEN PLAN LIVING DINING KITCHEN / NEWLY FITTED WITH RANGE STYLE COOKER / BEAUTIFUL LARGE GARDEN / AMPLE PARKING & INTEGRAL GARAGE //

This extended semi is nearly twice its original size, measuring approx 125 m2 (1350sq ft) making it a sizeable family home sat in equally large gardens with ample parking and a garage, and has great potential to alter the upstairs layout to become a 4/5 bedroom property. The property has pvc double glazing, gas central heating via a modern combi boiler and briefly comprises: Entrance porch into a larger hall, square shaped lounge with a log burner, plus a large open plan living/ dining/ kitchen, the kitchen is just re-fitted and includes a range style cooker, plus double doors open into the rear garden, side lobby and a ground floor wc. On the first floor there are 3 bedrooms, both the main bedrooms would sub-divide to create a total of 5 bedrooms, plus a large 4 piece bathroom which includes a separate shower cabinet. Outside there are large gardens, the rear is well tended and perfect for a keen gardener, plus there's ample parking and a large garage with utility space to the rear. A viewing is definitely recommended just to appreciate the size and space offered, a pretty perfect family home.

ACCOMMODATION
A canopy gives shelter to a PVC double glazed entrance door which leads into the porch

PORCH
This has a PVC double glazed window and a timber casement exterior type door door which continues into the entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation with a built-in understairs storage, a central heating radiator, coving to the ceiling, a central ceiling light.

LOUNGE
13'0" x 12'9" (3.96m x 3.89m)
An attractive rear-facing reception room. It has a PVC double glazed window with an outlook into the property's rear garden, a feature brick fireplace with a slate hearth incorporating a log burner, a central heating radiator, ornate beams to the ceiling, coving and two central ceiling lights.

OPEN PLAN LIVING/ DINING/ KITCHEN
14'10" max x 19'6" max (4.52m max x 5.94m max)
This is one large open plan space, with windows to the front and rear, including pvc double glazed French doors into the rear garden. The kitchen is beautifully fitted with a range of modern high and low levels units finished in a modern sage green and ivory cabinet door with a contrasting wood effect work surface, including a brick slip tiled splashback. There is a single drain 1½ bowl stainless steel sink unit with a contemporary style mixer tap, a Belling range style gas cooker including a wok burner etc. with a contemporary style extractor hood above. Pumbing for an automatic washing machine, inset plinth lighting, LVT flooring which continues through into the dining and living areas, a double panel central heating radiator and a feature panelled wall. There is inset spot lighting, a central ceiling /fan light unit and a door into a side lobby.

SIDE LOBBY
This has a continuation of the LVT flooring, ceiling light, a door into the garage and a second door into a ground floor WC.

GROUND FLOOR WC
Fitted with a low flush WC and wash basin set into a vanity unit , ornamental beams, a PVC double glazed window, vinyl flooring and a central heating radiator.

FIRST FLOOR LANDING
There is a built-in airing cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems, a PVC double glazed window to the front, 2 ceiling lights.

BEDROOM 1
18'7" max x 14'4" max (5.66m max x 4.37m max)
A huge main bedroom, it has two PVC double glazed windows to the front and rear elevations, two central heating radiators, laminate flooring and two ceiling light points.

BEDROOM 2
23'6" max x 10'10" max (7.16m max x 3.30m max)
It should be noted this has been two individual bedrooms which is now one very large room and therefore with the addition of a stud wall it could revert back to being two separate bedrooms. It has two PVC double glazed windows to the rear, two central heating radiators, two central ceiling lights and two access doors.

BEDROOM 3
8'6" x 8'3" (2.59m x 2.51m)
A comfortable sized third bedroom. It has a PVC double glazed window to the front, a central heating radiator, a built-in wardrobe style cupboard and a central ceiling light.

HOUSE BATHROOM
This is fitted with a four-piece white suite that comprises of a panelled bath, a pedestal wash basin, a shower enclosure and a low flush WC. There is a PVC double glazed window, an extractor fan, inset spotlighting to the ceiling and a towel rail/radiator all finished with modern marble effect waterproof walling.

OUTSIDE
The property stands on a large wide plot which provides ample gardens. To the front there is a double width driveway which provides car standing and in turn leads to an integral garage with additional gated access to the side. The front garden itself is mainly lawned with shaped flower beds and borders stocked with variety of shrubs and plants.

INTEGRAL GARAGE
A large garage with power and light laid on, a pvc double glazed window, pvc personnel type door.

REAR GARDEN
To the rear there is a large rear garden, beautifully maintained and well laid out. It is enclosed with hedging and fencing to the perimeters, several lawns with flower beds and borders, a vegetable plot, several ornamental trees and all feels very private, not directly over looked from the rear.

AGENTS NOTES:
TENURE - FREEHOLD

CONSTRUCTION - This is non traditional construction. Please speak to the selling agents for further information.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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.

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.

