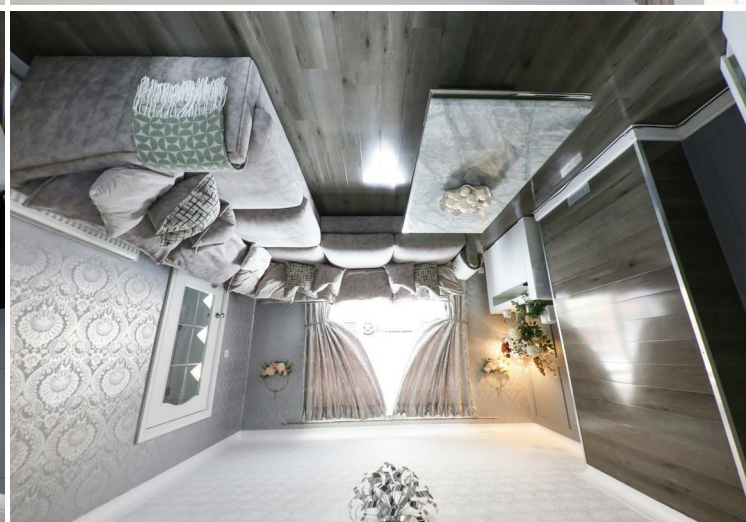
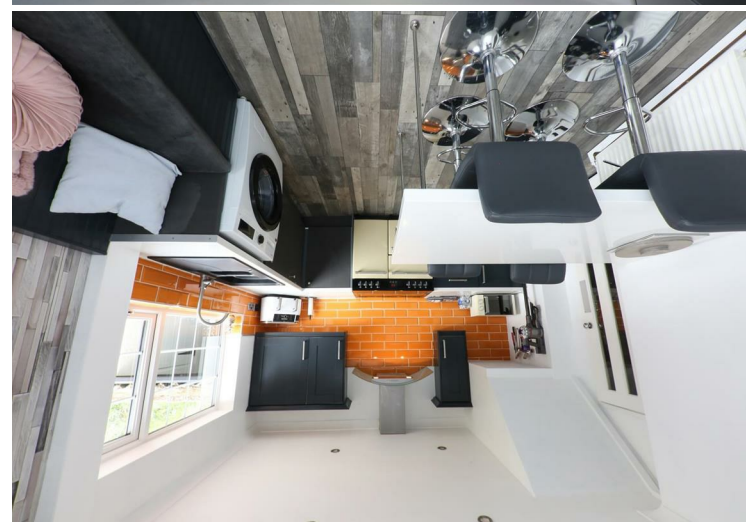
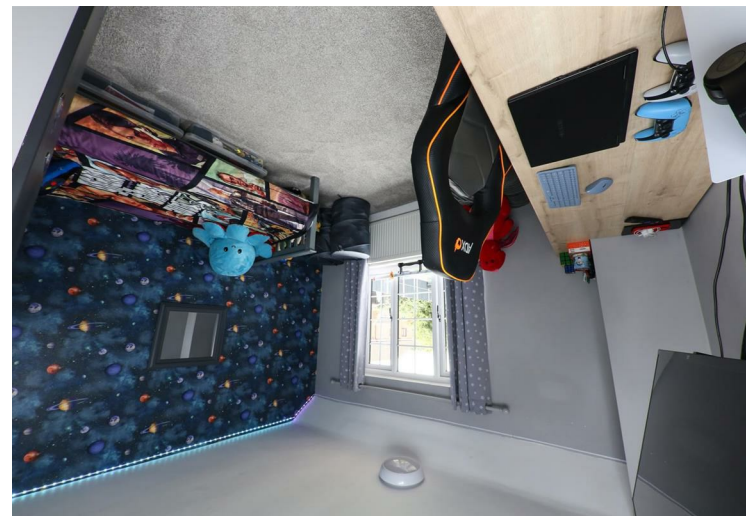
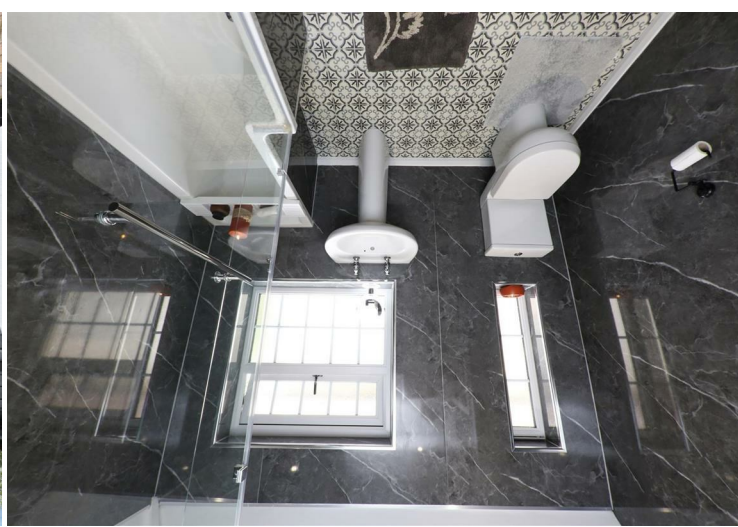




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Chalmers Drive, Clay Lane, Doncaster, DN2 4RU
Guide Price £160,000 - £170,000

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IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE / CONTEMPORARY WHITE & ANTHRACITE FRONT / LARGE MODERN OPEN PLAN DINING KITCHEN / SEPARATE LOUNGE / PRISTINE MODERN WHITE BATHROOM / LOVELY GARDENS / GCH VIA COMBI BOILER / A BEAUTIFUL TURN KEY PROPERTY //

Buyers will not be disappointed,, this house is every bit as good as the pictures. It has a modern gas central heating via a combi boiler, pvc double glazing and briefly comprises: Entrance hall, lounge, large contemporary open plan dining kitchen with integrated cooking appliances, first floor landing, 3 good sized bedrooms and a modern white bathroom with a shower. Outside are equally well maintained and presented gardens, several brick outbuildings and a large landscaped front finished with decorative stones. Popular residential area close to a good range of amenities, including shopping schools and access to the M18 and motorway networks. EARLY VIEWING ADVISED.

ACCOMMODATION

A contemporary styled composite double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

This is all smartly finished and sets the theme for the remainder of the property. There is a modern laminate floor covering, a central heating radiator, a staircase to the first floor accommodation and a built-in understairs storage cupboard. A door from here leads into a front facing lounge.

LOUNGE

13'3" x 12'7" (4.04m x 3.84m)

This is a well proportioned room, all smartly presented with decorative wall panelling, a modern laminate floor covering, a central heating radiator. A broad PVC double glazed window to the front, a central ceiling light, coving to the ceiling and a door from here continues into an open plan dining kitchen.

OPEN PLAN DINING KITCHEN

18'10" x 10'2" (5.74m x 3.10m)

A large open plan arrangement, probably better demonstrated by the photographs and the video. It is fitted with a range of modern high and low level units, finished with an anthracite coloured cabinet door, a contrasting work surface and tiled splash back. The work surface extends to provide a peninsula style breakfast bar. There is an inset 1½ bowl composite sink with a mixer tap, a deep recess suitable for a range style cooker, plumbing for an automatic washing machine and a modern laminate flooring, which includes a pull-out style larder unit, a deep recess for

an American style fridge freezer, inset spotlight into the ceiling and a double panel central heating radiator.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, feature panelling, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'5" x 10'3" (4.09m x 3.12m)

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

BEDROOM 2

11'2" x 10'0 (3.40m x 3.05m)

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

BEDROOM 3

8'4" x 8'2" (2.54m x 2.49m)

A comfortable third bedroom, as evidenced by the room measurements. It has feature panelling to half wall height, a PVC double glazed window, central heating radiator and a ceiling light.

HOUSE BATHROOM

Finished with a contemporary look, which includes marble style waterproof panelling to the walls, a shower style bath with mixer shower, including a rainfall shower head, a pedestal wash hand basin and a low flush WC. There is modern vinyl tile flooring, two PVC double glazed windows, inset spotlight into the

ceiling, a contemporary style towel rail/radiator and built-in storage which conceals a gas-fired combination type boiler which supplies the domestic hot water and central heating systems.

OUTSIDE

To the front of the property there is a wide frontage, hard landscaped with decorative stones. A side path gives access courtesy of a gate to the rear garden.

REAR GARDEN

Meticulously maintained and presented, a block paved patio and sitting area extends across the rear elevation with a matching central pathway, and lawned garden either side. It is all enclosed and finished with concrete post and timber fencing to the perimeters. Within the garden there are several brick stores including an original wc (never used).

AGENTS NOTES:

TENURE - FREEHOLD

PROPERTY - The property is of non-standard construction.

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.

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

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