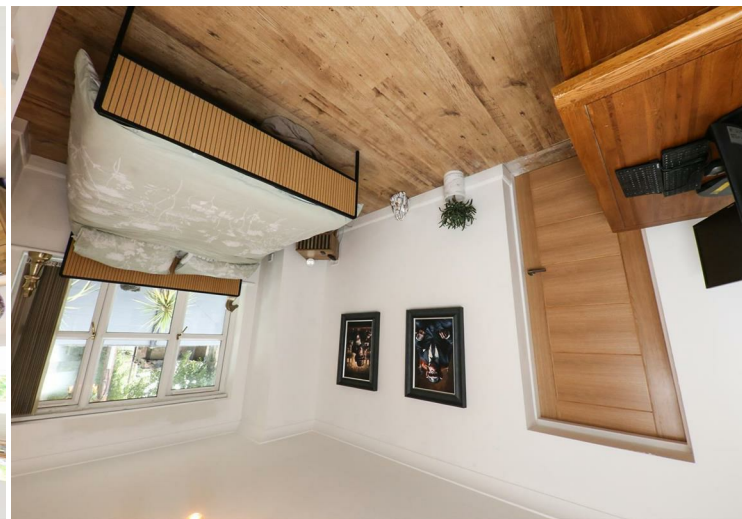
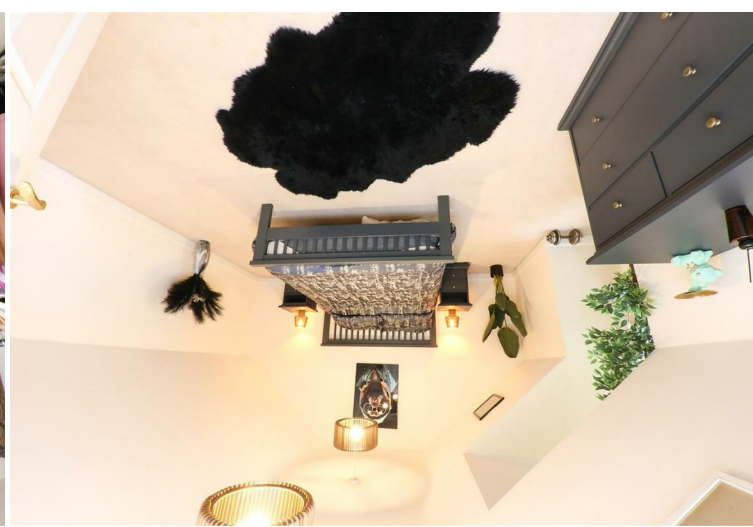
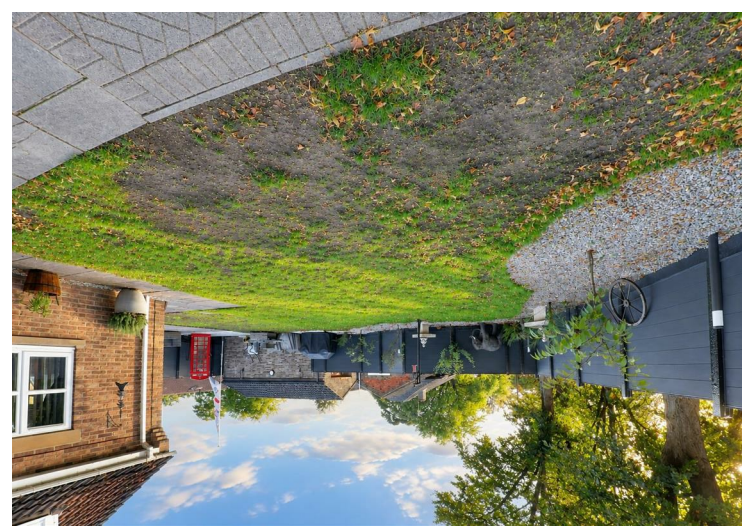




horton knights of doncaster

sales
lettings
and service



Hillcrest Road, Wheatley Hills, Doncaster, DN2 5AZ
Guide Price £345,000 - £365,000

AN INDIVIDUALLY STYLED AND VERY DECEPTIVE DETACHED PROPERTY / 4 LARGE DOUBLE BEDROOMS / 3 ON THE FIRST FLOOR / EN-SUITE TO MAIN / LARGE OPEN PLAN LIVING, DINING, KITCHEN / HUGE LOUNGE / ELECTRIC GATED ACCESS, PARKING & INTEGRAL GARAGE / SECLUDED GARDENS / VIEWING ESSENTIAL //

Located within these private and secluded gardens, a very deceptive, individually designed 4 bedroom detached dormer style bungalow. The property benefits from a modern gas central heating system via a combination type boiler, pvc double glazing and comprises: Entrance hall with a feature staircase to the first floor, beautiful large lounge with a wall of windows incorporating French doors, large open plan living dining kitchen, a large fourth bedroom/or additional reception room and a ground floor wc. On the first floor there are 3 large double bedrooms, including an en-suite to the main bedroom and a separate bathroom. Outside there is an electric gate into the gardens, ample parking and an integral garage. Very popular and well established residential area with access to local shops, Wheatley Centre Shopping Park, including M&S, Next etc. plus access to the City Centre. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with a built-in under stairs storage cupboard. There is laminate flooring, a central heating radiator, coving to the ceiling, a central ceiling light, smoke alarm and a door to the ground floor WC.

GROUND FLOOR WC

Fitted with a modern two-piece white suite that comprises of a low flush WC, bracketed wash hand basin and a PVC double glazed window. There is inset spot lighting, laminate flooring and a central heating radiator.

LOUNGE

19'6" x 14'3" (5.94m x 4.34m)

A large rear-facing reception room. There is a broad media style fireplace, a broad bank of windows and French doors which give an outlook into the garden. There is a a further PVC double glazed window to the side elevation, laminate flooring, coving to the ceiling, panelling to the feature wall and two central heating radiators.

OPEN PLAN LIVING DINING KITCHEN

18'1" max x 15'8" max (5.51m max x 4.78m max)

This is probably better demonstrated by the floor plan and photographs. The kitchen is fitted with a range of high and low level cabinets with a shaker style cream coloured door and a contrasting work surface. There is

a four ring gas hob with an extractor hood above and an integrated oven beneath. There is a 1½ composite sink unit with a mixer tap, inset spotlighting to the ceiling, coving, laminate flooring and two central heating radiators.

SEPARATE RECEPTION ROOM

13'8" x 11'8" (4.17m x 3.56m)

This has a PVC double glazed window to the side, laminate flooring, coving and a central ceiling light. From here an integral door leads into an attached garage.

FIRST FLOOR LANDING

This has a central heating radiator, central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

17'4" max into window x 11'9" max (5.28m max into window x 3.58m max)

A large double bedroom as evidenced by the room measurements. It has a double glazed PVC window to the front, a further double glazed Velux window to the rear and a central ceiling light and a central heating radiator. A door from here leads to an ensuite shower room.

EN-SUITE SHOWER ROOM

This is fitted with a corner shower enclosure, a wash basin and a low flush WC. There is tiling to the walls, a double glazed Velux window, a chrome tower rail/radiator and inset spotlighting.

BEDROOM 2

15'2" max into window x 14'2" (4.62m max into window x 4.32m)

A large second double bedroom. This has a PVC double glazed dormer window to the side, a central heating radiator, two ceiling light points and storage cupboards.

BEDROOM 3

15'4" x 9'7" (4.67m x 2.92m)

A large third double bedroom, it has double glazed Velux window to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is fitted with a white suite that comprises of a panelled bath with a mixer shower over including a glazed shower screen. There is a floating wash hand basin, a low flush WC, a double glazed Velux window, a contemporary style chrome radiator, tiled flooring, insert spotlight into the ceiling and an extractor fan.

OUTSIDE

Outside the property stands on an attractive plot. It has been enclosed with composite fencing incorporating electric sliding gate which leads on to a block paved driveway with integral garage with an electric up and over door with power and light. A brick archway continues and leads to the side and rear.

REAR GARDEN

The remainder of the garden opens onto a lawn with decorative stones borders with perimeter lighting, including ornamental trees and in turn continues onto a paved patio which extends partway across the rear elevation providing a pleasant seating area.

AGENTS NOTES:

TENURE - FREEHOLD

Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

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.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with a mixture of PVC double glazing and double glazed Velux window. Age of units TBC.
HEATING - Gas radiator central heating. Age of boiler.

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.

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.

COUNCIL TAX - Band E.

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

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

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.

MOBILE COVERAGE - Coverage is available with EE,

