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horton knights of doncaster



Belfry Gardens, Cantley, Doncaster, DN4 6TS
Offers Around £295,000

3 BEDROOMED LINK DETACHED HOUSE / PVC DOUBLE GLAZING / GAS CENTRAL HEATING / LOUNGE / SMARTLY FITTED KITCHEN / SECOND SITTING ROOM/STUDY / UTILITY ROOM / GROUND FLOOR WC / 3 DOUBLE BEDROOMS / HOUSE BATHROOM / LOW MAINTENANCE GARDENS / ATTACHED GARAGE / DRIVEWAY / CLOSE TO AMENITIES / MUST BE VIEWED //

Tucked away in this lovely cul-de-sac position, offering peace and quiet, this link detached home would easily accommodate a family, due to its proportions. It benefits from PVC double glazing throughout, and gas-fired central heating via a combi boiler and briefly comprises: entrance hall, ground floor WC, lounge, good sized dining room, a smartly fitted kitchen, a second sitting room/study, utility room. First Floor Landing, three large double bedrooms and a house bathroom. Outside, the property is really nicely kept, with a low maintenance front garden, driveway, attached garage, and a well-proportioned rear garden, offering a good degree of privacy. The property's location is in such a sought after residential district, this property should be viewed to be appreciated, especially given its great access to a wealth of local amenities, including schools, bus routes, local shops and supermarkets.

ACCOMMODATION

A PVC double-glazed entrance door gives access to an entrance hall.

ENTRANCE HALL

With stairs rising to the first floor accommodation, there is a central heating radiator, a small storage cupboard which houses the gas meter. There is a PVC double-glazed window to the front, Kardean wooden flooring, and doors leading off to the ground floor accommodation.

GROUND FLOOR WC

This is fitted with a wash-hand basin, a low flush WC and a PVC double glazed window.

LOUNGE

16'0" max x 12'7" max (4.88m max x 3.84m max)

This is a lovely spacious lounge, which has a large PVC double glazed bay window to the front and coving to the ceiling. There is a feature fireplace with a decorative surround incorporating a living flame gas fire, set into a marble recess with a matching marble hearth, and a double-panel central heating radiator. A door from here leads to a dining room.

DINING ROOM

12'0" x 9'0" (3.66m x 2.74m)

Again, this is a really nice spacious room, which would take a lovely sized family dining table. It has a PVC double-glazed window and a PVC door giving access into the rear garden. There is a double-panel radiator, coving to the ceiling, and a wood-style laminated flooring. An opening leads into the kitchen.

REAR GARDEN

Again, the rear garden is very nicely proportioned, and has low maintenance at its heart, with a large paved patio, providing ample space for table and chairs in the summer months. This steps up to two areas of shaped lawn, again with a decorative flower border, and a block paved pathway.

AGENTS NOTES:

TENURE - FREEHOLD

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 approx. 5 years old.

COUNCIL TAX - Band C.

KITCHEN

10'4" max x 9'8" (3.15m max x 2.95m)

This is all nicely fitted with a range of walnut-style wall-mounted cupboards and base units, with a rolled-edge work surface incorporating a 1½ bowl stainless steel sink unit a with mixer tap. There is an integrated electric double oven, finished in brushed stainless steel, with a matching four-ring gas hob, and a brushed stainless steel and glass extractor canopy above. There is tiling to the splashback areas, with plumbing for a dishwasher, ceramic tiled floor, coving to the ceiling, and a PVC double-glazed window to the rear elevation.

SECOND SITTING ROOM/STUDY

10'10" x 9'1" (3.30m x 2.77m)

Having a large PVC double-glazed window and a PVC double-glazed door, again giving access into the rear garden, with a vertical central heating radiator, and coving to the ceiling.

UTILITY ROOM

This has a PVC double-glazed window to the front, with a section of rolled-edge work surface and plumbing for a washing machine beneath, tiling to the splashbacks, and a tile effect vinyl floor covering.

GARAGE

16'3" x 9'0" (4.95m x 2.74m)

A door from the lobby gives access into the attached garage. The garage is well proportioned and has a metal up and over door to the front, and light and electricity supplied.

FIRST FLOOR LANDING

This has a loft access, a large built-in airing cupboard, which now houses the gas combination boiler, and doors leading off to the remaining accommodation.

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,

BEDROOM 1

13'3" x 9'7" (4.04m x 2.92m)

A really nice size double bedroom, with a PVC double-glazed window to the rear elevation, central heating radiator, and coving to the ceiling.

BEDROOM 2

12'1" x 10'2" (3.68m x 3.10m)

This room is not dissimilar in size to Bedroom 1, and so is another large double, with a PVC double-glazed window to the rear, coving to the ceiling, and a central heating radiator.

BEDROOM 3

12'6" max x 8'6" (3.81m max x 2.59m)

This is where this property beats other properties, with the size of its third bedroom. This is a really good size double room as well, and has a PVC double-glazed window to the front, with coving to the ceiling and a central heating radiator.

HOUSE BATHROOM

Fitted with a three-piece suite comprising of a low flush WC with a concealed cistern, wash hand basin into vanity unit, and panelled bath. There is full tiling to the walls, a central heating radiator, PVC double-glazed window to the side, and an extractor fan.

OUTSIDE

To the front of the property, the current owner has created a nice, low-maintenance garden which is mainly block paved. There is a central square shaped lower bed stocked with a variety of flowering plants and shrubs. The driveway is finished in the same block paving, and provides off-street parking for 2/3vehicles easily.

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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