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Hall Villa Lane, Toll Bar, Doncaster £235,000 - £250,000

33 Hall Villa Lane, Toll Bar, Doncaster, DN5 0LG

*****GUIDE PRICE £235,000 - £250,000*****

A BEAUTIFULLY EXTENDED SEMI DETACHED HOUSE WITH A LARGE REAR GARDEN / SUPERB STUDIO ANNEX CREATING ADDITIONAL SPACE / GORGEOUS COUNTRYSIDE OUTLOOK / AMPLE PARKING / EXTENDED KITCHEN AND A PVC CONSERVATORY / GRD FLOOR SHOWER ROOM & FF BATHROOM / REAR WORKSHOP OR GARAGE / FIRST TO VIEW WILL BUY //

Located on this attractive roadway with beautiful countryside outlook, an extended 3 bedroom semi detached house. The property offers spacious, well appointed living and benefits from gas central heating, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, separate lounge, full width living/ dining room, fitted kitchen, utility lobby, ground floor shower room and a large PVC conservatory. On the first floor, there are 3 bedrooms and a bathroom. Outside is a separate studio annexe. This would create a multi purpose space, from a home office or a studio room.

There is a long side driveway with gated parking beyond, long gardens all with a lovely countryside backdrop. EARLY VIEWING IS RECOMMENDED.

ACCOMMODATION

A contemporary style composite door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with an ornate spindle banister rail. There is a built-in understairs storage cupboard, ceiling light, smoke alarm, coving to the ceiling, radiator concealed behind a radiator grill and an oak glass door leads through into the front facing lounge.

LOUNGE

13'3" x 11'2" (4.04m x 3.40m)

An attractive room, it has a broad PVC double glazed window to the front, feature fireplace with an oak over mantle, double panel central heating radiator, coving to the ceiling, central ceiling light and a second glass door gives access into the now extended dining room.

DINING ROOM

17'7" x 8'6" (5.36m x 2.59m)

A large wide space, there is a PVC double glazed window to the side, feature panelling to hearth wall, real wood flooring, central heating radiator concealed behind a radiator grill, corner cabinet, coving to the ceiling and two ceiling lights. A further door leads into now the extended kitchen.

KITCHEN

14'6" x 11'3" (4.42m x 3.43m)

This is probably better demonstrated by the floor plan photographs. This all smartly finished with a range of shaker style cabinet doors with a timber beach work surface, and stainless steel splashback. There is a deep recess suitable for an electric cooker with an extractor hood above, at recess for an American style fridge freezer, the work surface extends to provide a breakfast bar and there is an undermounted porcelain sink with storage alongside. There is insert spot lighting to the ceiling, coving to the ceiling, tiled flooring and a door to utility room.

UTILITY ROOM

This has plumbing for a dishwasher and washing machine, coving, ceiling light, tiled flooring and a second doorway which continues into a ground floor.

SHOWER ROOM

Finished with a white suite comprising of a corner shower, pedestal wash hand basin and a low flush WC. There is tiling to the walls and splashbacks, a PVC double glazed window, tiled floor and a ceiling light, a contemporary style towel rail/radiator. At the rear of the kitchen there are PVC double glazed double opening doors into a conservatory.

CONSERVATORY

13'4" x 9'6" (4.06m x 2.90m)

This has two PVC double glazed double opening doors which lead onto a decked patio and garden beyond. There are two central heating radiators, a pitched polycarbonate style roof, inset central light, modern laminate flooring, power and light laid on.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side and an access point into loft space, coving to the ceiling and oak interior doors to the bedrooms and bathroom.

BEDROOM 1
11'0" x 10'3" (3.35m x 3.12m)
A lovely double bedroom with a PVC double glazed window which gives a beautiful outlook over the property's rear garden and open farmland. There is a central heating radiator, coving, ceiling light and fitted wardrobes.

BEDROOM 2
10'10" x 10'3" (3.30m x 3.12m)
It has a PVC double glazed window to the front, central heating radiator, fitted wardrobes, built-in cupboard which houses a hot water cylinder with little storage space above.

BEDROOM 3
7'8" x 7'3" (2.34m x 2.21m)
A cleverly designed third bedroom which incorporates a built-in cabin style bed. There is a PVC double glazed window, central heating radiator, laminate flooring, coving to the ceiling and a central ceiling light.

HOUSE BATHROOM
Finished with a modern white suite that comprises of a panelled bath, wash basin set onto a vanity unit and a matching low flush WC. There is tiling to the four walls, coordinating floor tile, contemporary style towel rail/radiator, a PVC double glazed window and a ceiling light.

OUTSIDE
The property stands within large gardens, the front mainly lawned with decorative flower beds and a side drive provides car standing and continues along the side of the property giving access in to the rear garden where there is additional off-road parking.

REAR GARDEN
The rear garden itself is all enclosed with concrete post and timber fencing to the perimeters. To the far end of the garden there is a large annex garage and workshop, this has been recently converted to create a little living space, office area, perfect for a studio and even somebody staying short term overnight. Alongside there is a garage with an up and over door, further personnel door giving access into a workshop and storage. There is external water, external power and flood lighting. Beyond the garden there is open aspect with an outlook over farmers' fields.

STUDIO ANNEX
There are double doors leading to an open plan living area. This has high level spotlighting, electric panel heating, real wood flooring timber casement windows and doors with a feature media wall. There is power laid on and opens into a little kitchen area. This has quarry style work surface with a sink and a contemporary style cold water only tap, an oven, a little two ring hob and space for a fridge. There is a continuation of the flooring, panel heater and a door to a shower room. This has a full suite comprising of shower enclosure with an independent electric shower, wash hand basin set onto a vanity unit and a low flush WC. There is tiling to the four walls, coordinating floor tile, electric style radiator, inset spotlighting and an extractor fan. The annex has mains electricity, cold water supply and drainage, (no gas to annex).

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 TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

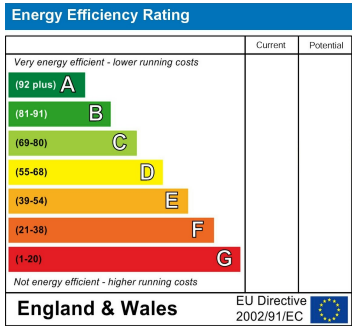
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

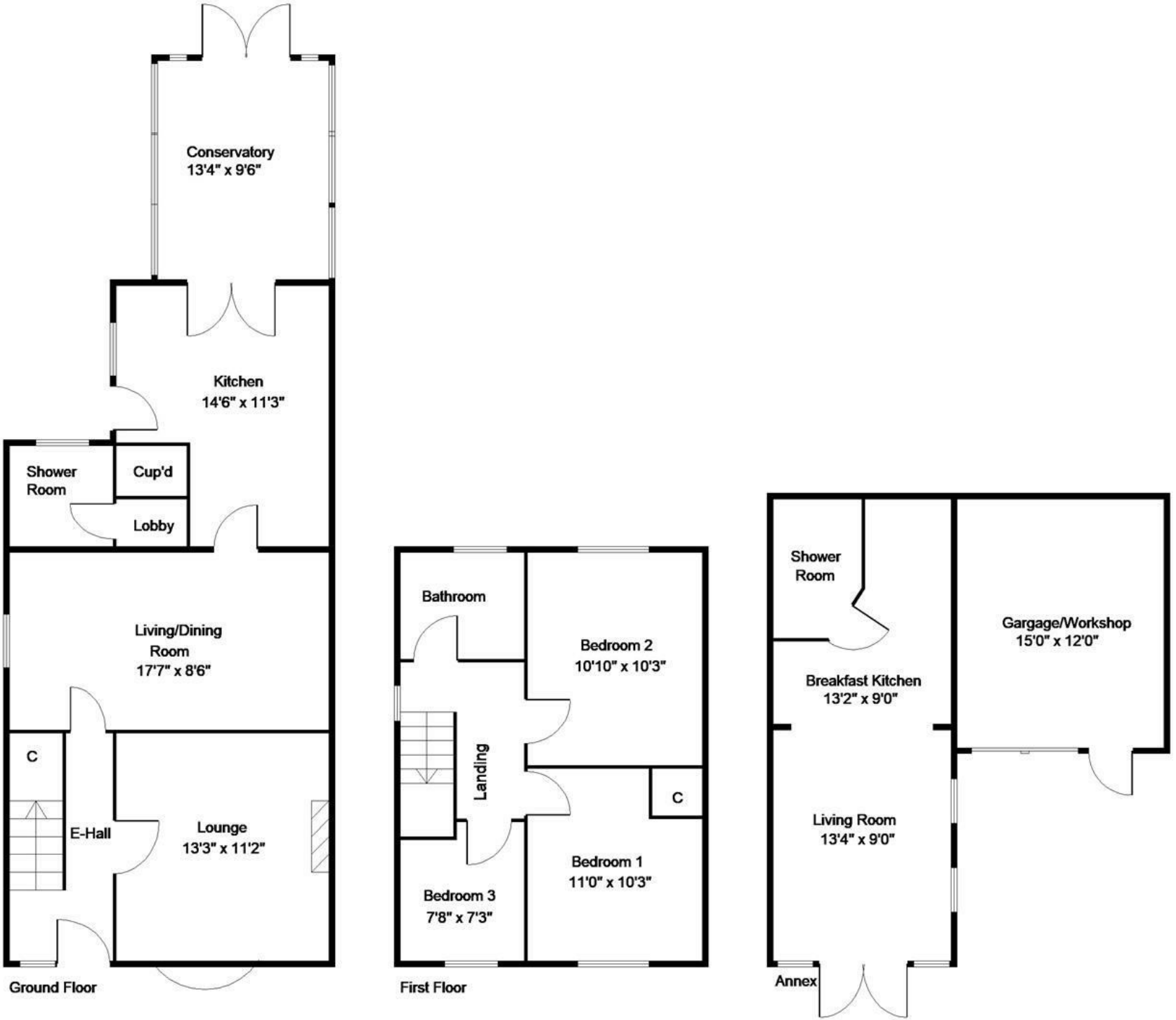
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

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.




Conservatory
13'4" x 9'6"
Kitchen
14'6" x 11'3"
Shower Room
Cup'd
Lobby
Living/Dining Room
17'7" x 8'6"
C
E-Hall
Lounge
13'3" x 11'2"
Ground Floor
Bathroom
Bedroom 2
10'10" x 10'3"
Landing
C
Bedroom 1
11'0" x 10'3"
Bedroom 3
7'8" x 7'3"
First Floor
Shower Room
Gargage/Workshop
15'0" x 12'0"
Breakfast Kitchen
13'2" x 9'0"
Living Room
13'4" x 9'0"
Annex

39 – 45 Printing Office Street, Doncaster, DN1 1TP

telephone : 01302 760322
fax : 01302 760344
horton knights of doncaster is a trading style of Horton Knights Estate Agents Ltd.

www.hortonknights.co.uk
doncaster@hortonknights.co.uk
Co. no. 6170846 registered in England and Wales