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Windermere Drive, Lakeside, Doncaster, DN4 5PZ

Guide Price £290,000 - £300,000

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A CONTEMPORARY STYLED, 3 STOREY 4 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL LAKESIDE DEVELOPMENT / SOUTH-WESTERLY FACING REAR GARDEN / VERY SPACIOUS & VERSATILE LIVING OVER 3 FLOORS / FIRST FLOOR BALCONY / 3 BATHROOMS / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

Located within this well regarded lakeside development, a lovely contemporary styled, 3 storey, 4 bedroom semi detached house. Extra long driveway and a detached brick garage plus a lovely South-Westerly facing rear garden. The accommodation benefits from a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance Hall with stairs to the first floor, two ground floor bedrooms, could easily be a second sitting room or a home office, with a ground floor shower room and a utility room. On the first floor there is a large L-shaped living room and a separate dining kitchen with a balcony overlooking the rear garden. On the top floor there are two double bedrooms both with en-suite shower rooms. The main bedroom is a particularly good size and finished with fitted wardrobes. Very popular development with good access to retail and leisure facilities, Lakeside walks and access to the city centre. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

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

ENTRANCE HALL

A nice wide hallway, which has a coat cupboard, a central heating radiator, laminate flooring and two ceiling lights. There is a staircase giving access to the first floor accommodation with a large understairs storage cupboard and doors leading to;

BEDROOM 3

12'6" x 9'10" (3.81m x 3.00m)

It has a PVC double glazed window to the front, a double panel central heating radiator, central ceiling light and an internal door which gives access into an en-suite shower room which can also be accessed separately from the entrance hall.

EN-SUITE SHOWER ROOM

This is fitted with a modern 3 piece white suite that comprises of a shower enclosure, a pedestal wash hand basin and a low flush WC. There is an extractor fan, central heating radiator, central ceiling light, vinyl floor covering, mirrored vanity cabinet and a fused shaver point.

BEDROOM 4

11'1" x 9'3" (3.38m x 2.82m)

A versatile room which could easily be used as a second reception room or a home office, it has PVC double glazed double opening doors which lead out into the property's rear garden, a central heating radiator, modern laminate flooring and a central ceiling light.

UTILITY ROOM

Fitted with a range of modern high and low level units finished

with a white high gloss cabinet door, a single drainer sink, wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. There is a deep recess suitable for a washing machine with appropriate plumbing, central heating radiator, vinyl flooring, extractor fan, ceiling light and an exterior door.

FIRST FLOOR LANDING

There is a central heating radiator, ceiling light, smoke alarm and doors leading to lounge.

LOUNGE

17'4" max x 16'0" max (5.28m max x 4.88m max)

This is a lovely L-shaped living space, which could easily be used as a living and dining room. It has a feature fireplace, two PVC double glazed double opening doors onto a Juliet style balcony and a PVC double glazed window, two central heating radiators and three ceiling light points.

BREAKFAST KITCHEN

16'0" x 8'6" max (4.88m x 2.59m max)

All smartly finished with a range of modern high and low level units including a polished granite work surface with an under mounted 1½ bowl sink unit. Integrated appliances include a wide five ring gas hob with an extractor hood above, a double oven, integrated dishwasher and an integrated fridge/freezer. Two spotlight fitments, a central heating radiator, a PVC double glazed window and a set of PVC double glazed double opening doors which lead out onto a balcony.

SOUTH WESTERLY FACING BALCONY

An amazing feature, suitable for a small table and chairs and enjoys the afternoon and evening sun.

UPPER FLOOR LANDING

This has a central heating radiator, smoke alarm, ceiling light, built-in storage cupboard and doors to the bedrooms.

PRINCIPLE BEDROOM 1

16'0" max x 10'10" max (4.88m max x 3.30m max)

A large double bedroom. It has a range of fitted wardrobes spanning the length of one wall concealing hanging and storage, two PVC double glazed windows, a central heating radiator, ceiling light plus an access point into the loft space, via a loft ladder, which is part boarded creating additional useful storage.

EN-SUITE BATHROOM

Fitted with a modern four-piece white suite that comprises of a panelled bath, a pedestal wash hand basin, a low flush WC and a separate shower enclosure. There is a mains plumbed thermostatic shower, tiling to the four walls, coordinating vinyl floor covering, ceiling light, extractor fan and a central heating radiator/ towel rail.

BEDROOM 2

12'0" max x 8'6" (3.66m max x 2.59m)

A lovely second double bedroom again with the benefit of an en-suite. There is a PVC double glazed window to the rear, central heating radiator and a ceiling light. A large cupboard which houses the hot water cylinders etc.

EN-SUITE SHOWER ROOM

Fitted with a 3 piece white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush WC. There is a central heating radiator, a PVC double glazed window, ceiling light and vinyl flooring.

OUTSIDE

To the front of the property there is a small pretty forecourt garden, a side driveway which will accommodate three cars which leads to a detached brick garage.

DETACHED BRICK GARAGE

17'6" x 8'0" (5.33m x 2.44m)

Which has power and light laid on. Perfect if someone wants to create a home gym or similar.

REAR GARDEN

The rear garden itself enjoys a lovely South-Westerly aspect. It is all enclosed with brick walling and fencing to the perimeters. There is an artificial lawn designed for easier and lower maintenance, and a paved patio and sitting area.

AGENTS NOTES:

TENURE - FREEHOLD Estate Charge: TBC

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.

SOLAR PANEL - There is a solar panel, installed by the builder, which helps supplement the hot water heating.

COUNCIL TAX - Band D.

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, 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.

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