

sales  
lettings  
and service

horton knights of doncaster



Sandall Park Drive, Wheatley Hills, Doncaster, DN2 5RS  
Offers Over £350,000

**LARGE DETACHED BUNGALOW & ANNEXE / GORGEOUS ENCLOSED GARDENS WITH PRIVATE ENTERTAINING AREA / GATED OFF ROAD PARKING / VERSATILE LIVING ACCOMMODATION / VIEWING ESSENTIAL //**

Well located within the ever popular suburb of Wheatley Hills, a beautiful detached bungalow with adjacent annexe offering very versatile multi-generational living. The property has pvc double glazing, gas radiator central heating and briefly comprises: Entrance hall, spacious open plan living and dining room, modern fitted kitchen with integrated appliances and a large pantry, attached workshop and store, 2 double bedrooms and a bathroom. The annexe offers a further open plan living room, fitted kitchen area off, bedroom and an en-suite shower room. Outside feels very private with a gated off road parking, a lovely enclosed entertaining area with timber gazebo, shed and little bar. Great central location with access to Doncaster City centre, local shops, schools etc and Sandall Park itself. Early viewing is recommended.

**ACCOMMODATION**

Two opening PVC double glazed composite doors lead into the property's entrance hall.

**ENTRANCE HALL**

A large hall with coving to the ceiling, feature inset spotlighting and pendant lights, a deep in built shoe cupboard, a radiator concealed behind a radiator grille and a door into a large open plan 'L' shaped living area.

**OPEN PLAN LOUNGE / DINING ROOM**

**26'4" max x 17'4" max (8.03m max x 5.28m max)**

This has 4 PVC double glazed windows to the front, side and rear elevations, inset spotlighting to the ceiling, a feature period style fireplace with an inset fire. A PVC double glazed door gives access onto the rear courtyard style garden, inset spotlighting to the ceiling and coving. A door from here continues into the kitchen.

**FITTED KITCHEN**

**15'6" x 7'8" (4.72m x 2.34m)**

All beautifully finished with a range of modern high and low level units finished with a mid grey coloured cabinet door, a contrasting work surface with a brick splashback. There is a four ring ceramic induction hob, a composite style black sink with a mixer tap, an integrated oven, pull out contemporary style drawers, integrated dishwasher, fridge and freezer. All smartly finished with a tiled floor covering, coving, inset spotlighting and doors to a deep pantry style cupboard with shelving and storage above and a further boiler cupboard which houses a newly installed gas fired combination type boiler which supplies domestic hot water and central heating systems.

**PLAYROOM**

A more informal area, this has skylights, power, inset spotlighting and a door to a further large utility and storage area.

**INNER HALL**

This has a PVC double glazed window to the side, coving, an ornate ceiling light, a central heating radiator concealed behind a radiator grille and doors to the bedrooms and bathroom.

**BEDROOM 1**

**16'0" x 11'0" (4.88m x 3.35m)**

A beautiful large double bedroom with over £9000 worth of fitted wardrobes which conceal hanging rail, storage, television and a dressing area, all incorporating a recess for a double bed. There is a central heating radiator, a PVC double glazed window, coving and a ceiling light.

**BEDROOM 2**

**12'0" x 10'3" (3.66m x 3.12m)**

An excellent size second double bedroom, it has a PVC double glazed window to the side, a central heating radiator concealed behind a radiator grille, coving and a ceiling light.

**BATHROOM**

**11'10" x 6'3" (3.61m x 1.91m)**

All beautifully finished with a rolled top bath, claw and ball feet, twin wash hand basins inset to bathroom furniture with a matching low flush W/C and a bidet. There is a modern wood effect ceramic tiled floor, a contemporary towel rail / radiator, inset spotlighting to the ceiling and an access point into the loft space.

**OUTSIDE**

The property stands on an attractive corner plot, there is a modern resin driveway which provides car standing courtesy of tall iron gates creating secure off road parking. Further gates lead into an enclosed Mediterranean style courtyard garden.

**DETACHED ANNEXE**

**ANNEXE - LIVING AREA**

A good sized room, it has spotlights inset to the ceiling and a central heating radiator.

**ANNEXE - KITCHEN AREA**

A beautiful modern open plan kitchen fitted with a range of contemporary styled units with a work surface over. There is an integrated four ring ceramic hob, an integrated double oven, a sink unit with a mixer tap, a PVC double glazed window, marble style tiled splashbacks and matching floor tiles.

**ANNEXE - BEDROOM**

A large double bedroom area which has a PVC double glazed window, central heating radiator and inset spotlighting to the ceiling

**ANNEXE - BATHROOM**

Beautifully finished and fitted with a modern 3 piece white suite comprising of a free standing bath, a low flush W/C and wash hand basin set into a vanity unit. There is a PVC double glazed window, coordinating marble effect tiling to the floor and walls and inset spotlighting to the ceiling.

**REAR GARDEN**

This is all paved with raised planters stocked with a variety of shrubs, plants, trees etc, this continues around to an entertaining area where there are several large timber framed buildings with space for a hot tub,

changing, bar and further entertainment area, all with power and light laid on.

**WORKSHOP / STORE**

This has a single drainer stainless steel sink, strip lighting, a vinyl floor covering and a PVC double glazed door which continues through into a playroom.

**UTILITY / STORAGE AREA**

A large area, there is plumbing for an automatic washing machine, room for a tumble dryer etc, all insulated walls, designed and used for additional storage.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold.

**DOUBLE GLAZING -** The property is fitted with PVC double glazing, where stated.

**HEATING -** The property has a gas radiator central heating system fitted, brand new thermostat and boiler with a 5 year warranty.

**COUNCIL TAX -** This property is Band C.

**BROADBAND -** Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

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

**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.

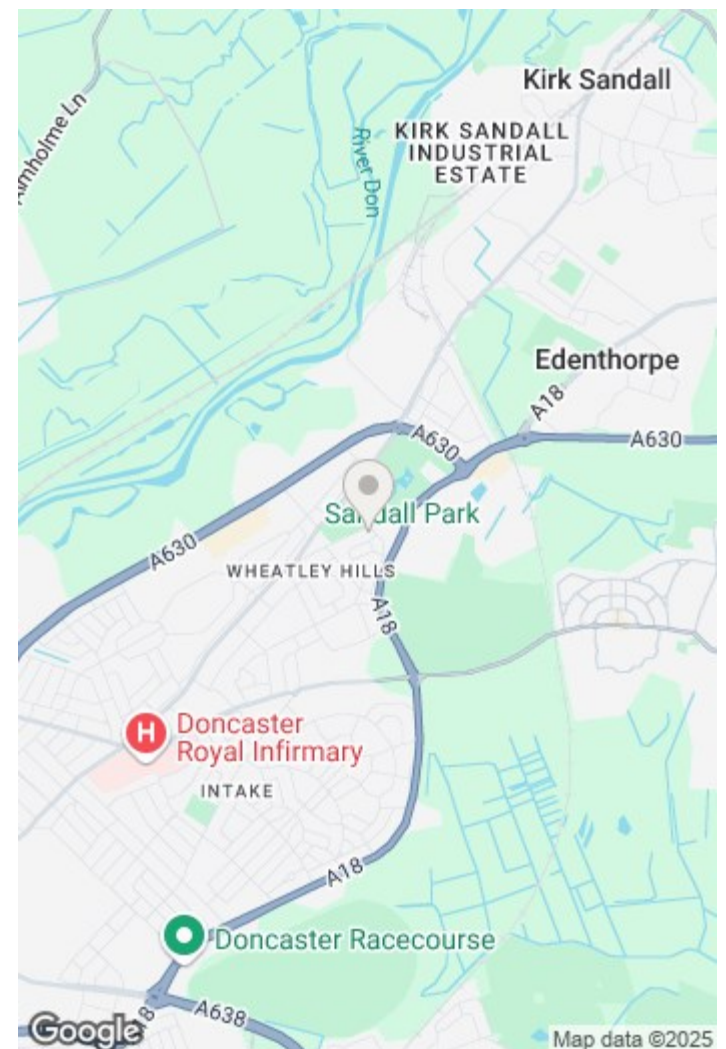
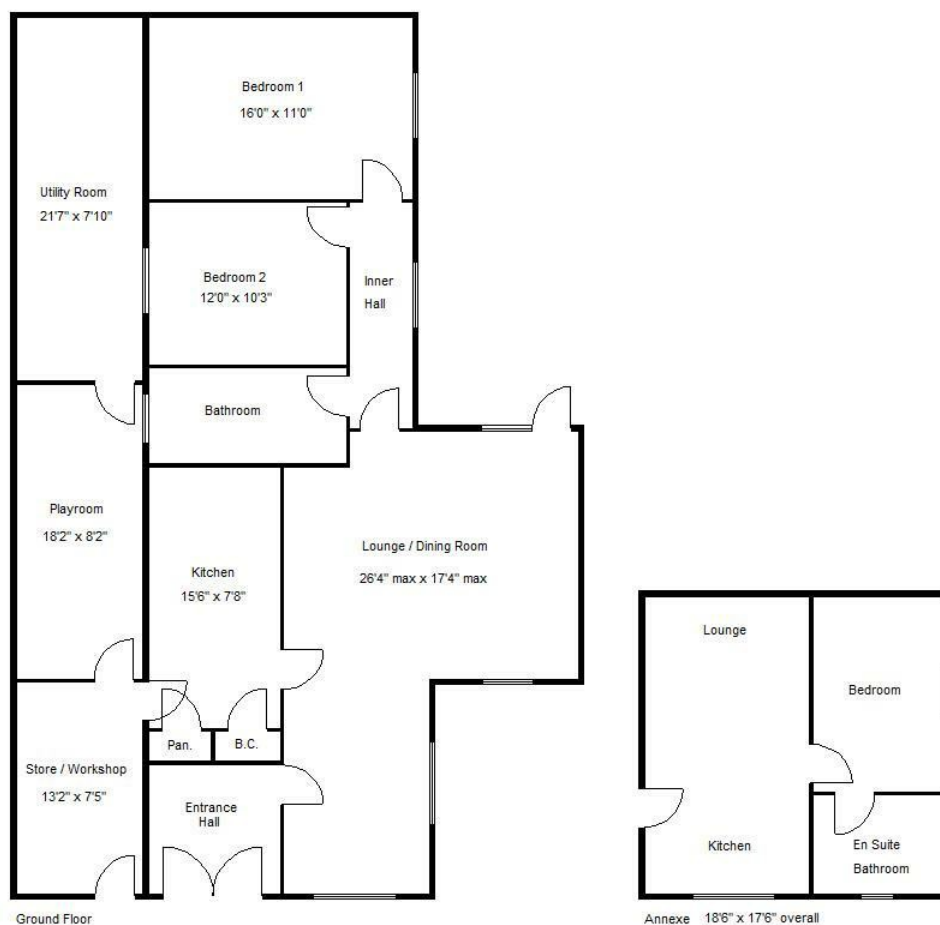
**PROPERTY PARTICULARS -** We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give

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

**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.

**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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	83	EU Directive 2002/91/EC	52
England & Wales		England & Wales	