

horton knights of doncaster

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Summerfields Drive, Blaxton, Doncaster, DN9 3BG  
Offers Around £245,000

**3 BEDROOM DETACHED BUNGALOW / IMMACULATE CONDITION THROUGHOUT / FULLY REFURB'D 7 YEARS AGO / SOUTH FACING GARDEN / DETACHED GARAGE / VIEWING ESSENTIAL //**

Finished with a contemporary interior, including modern fixtures and fittings throughout, this bungalow is immaculate and therefore an internal viewing is essential. With an extensive list of works done in recent years including, installation of a gas central heating system, PVC double glazed windows and doors, upgraded wiring inc. new fuse box, fitted kitchen including integrated appliances, bathroom with shower, new decorations, internal oak doors etc etc. It really is as good as it looks in the photos. In brief the accommodation comprises: 'L' shaped entrance hall, beautiful front facing living room, fully refitted contemporary kitchen with integrated appliances, three bedrooms and a modern white bathroom with shower. Outside are landscaped gardens, ample off-road parking with a patterned concrete driveway leading to a detached garage, a southerly facing rear garden with a patio and an artificial lawn creating a low maintenance garden.

**ACCOMMODATION**

A composite entrance door with a matching side screen gives access into the property's entrance hall. It should be noted that the glazing is white on the interior and dark oak colour on the exterior.

**'L' SHAPED ENTRANCE HALL**

Fitted with a modern wood effect vinyl floor covering, a central heating radiator, coving to the ceiling and inset spotlighting, loft access with a drop down ladder to a centrally boarded loft with lighting. Oak interior doors lead to;

**LIVING ROOM**

**18'2" x 12'2" max (5.54m x 3.71m max)**

A good sized room as evidenced by the room measurements and photographs, it has a deep PVC double glazed bay window to the front, a recessed fireplace with electric stove inset, a double panelled central heating radiator, coving to the ceiling and two ceiling lights with further feature spotlighting.

**FULLY FITTED KITCHEN**

**12'7" x 8'0" (3.84m x 2.44m)**

This has been upgraded to a high standard with a range of modern units, finished with a white high gloss cabinet door, a contrasting work surface. There is a four-ring gas and glass hob with a matching contemporary style extractor hood above, a matching glass and stainless steel sink with a mixer tap plus a double oven and grill. There is an integrated dishwasher, recess and plumbing for a washing machine, a continuation of the wood effect vinyl floor covering, two PVC double glazed windows to the front and side elevations, inset spotlighting to the ceiling and a kickspace style floor heater.

**BEDROOM 1**

**11'10" x 10'2" (3.61m x 3.10m)**

A lovely double bedroom, it has a PVC double glazed window with an outlook into the property's rear garden, a central heating radiator and a central ceiling light.

**BEDROOM 2/ DINING ROOM**

**10'0" x 8'4" (3.05m x 2.54m)**

Presently used as a dining room, it has two PVC double glazed double opening french doors which lead out onto the rear garden, a central heating radiator, coving to the ceiling and a central ceiling light.

**BEDROOM 3**

**11'0" x 6'8" (3.35m x 2.03m)**

There is a PVC double glazed window to the side, a central heating radiator, a large wardrobe and a central ceiling light.

**CONTEMPORARY BATHROOM**

Finished with an immaculate white suite comprising of a shower style bath, a mains shower and a shower screen, a wash basin inset to a bathroom furniture and a low flush WC. There is ceramic tiling to the four walls including a decorative tile, a contemporary style chrome towel rail/ radiator, vinyl floor covering, a PVC double glazed window, spotlight fitment including an extractor fan and a built-in cupboard for linen storage etc.

**OUTSIDE**

To the front of the property there is a large pattern concrete driveway providing car standing for two cars side by side and continues along the side of the property to the garage. A pedestrian side gate gives access into the garden which can also be accessed from bedroom 2/ dining room.

**GARAGE**

**17'6" x 8'2" (5.33m x 2.49m)**

Having an up and over door with power and light laid-on and a PVC double glazed window to the side.

**SOUTHERLY FACING REAR GARDEN**

The garden is all beautifully landscaped with a stone paved patio which leads to a central artificial lawn which, shaped flowerbeds and borders designed for easier and lower maintenance, there is a further concrete hard standing space for a shed, concrete post and timber fencing to the perimeters all with a southerly facing elevation providing an excellent entertaining area.

**AGENTS NOTES:**

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing. Age 2017

HEATING - Gas radiator central heating. Age of boiler 2017.

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 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

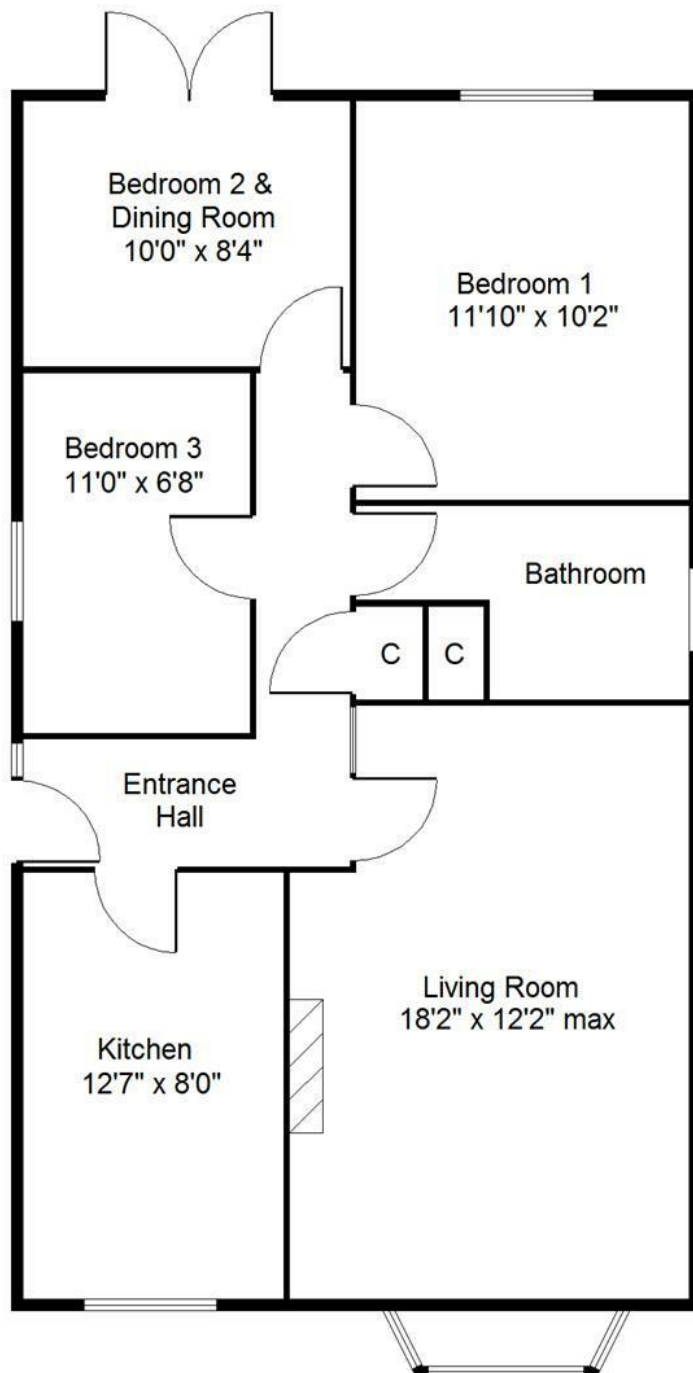
six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	