

horton knights of doncaster



339 Thorne Road, Wheatley, Doncaster, South Yorkshire, DN2 5AP



EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / SOUGHT AFTER AREA / 3 GOOD SIZED BEDROOMS / LARGE DETACHED GARAGE / EARLY VIEWING RECOMMENDED //

Located on this popular roadway, a substantial 3 bedroom brick built semi detached house with gas central heating via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, lounge, extended dining room, extended kitchen, ground floor W/C, first floor landing, 3 good sized bedrooms all with built in wardrobes and a bathroom with a shower over the bath. Outside are front and rear gardens, a long side driveway and a large detached brick garage (19'0" x 17'0" approx). Good access to local amenities including a good variety of shops and schools, plus Doncaster City Centre. Early viewing is HIGHLY recommended.

Offers Around £180,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



ACCOMMODATION

A PVC double glazed entrance with matching side screens leads into the property's entrance hall.

ENTRANCE HALL

A nice, wide entrance hall, there is a built in cloaks cupboard, a staircase to the first floor with another built in understairs storage cupboard, tiled floor, a central heating radiator, a central ceiling light and a door into the front facing lounge.

LOUNGE

4.80m x 3.84m (15'9" x 12'7")

A good sized reception room, it has a PVC double glazed bay window to the front, a central heating radiator, ornate dado rail, a feature fireplace, coving, a central ceiling light and a central heating radiator. Double doors lead through into the dining room.

EXTENDED DINING ROOM

5.44m x 3.35m max (17'10" x 11'0" max)

This benefits from the large extension, it has PVC double glazed double opening doors which lead out onto the rear garden, there is a laminate floor covering, a central heating radiator and 2 central ceiling lights.

EXTENDED KITCHEN

5.99m x 2.49m (19'8" x 8'2")

Fitted with a range of high and low level units finished with an oak style cabinet door, a contrasting work surface, a single drainer composite style sink unit with mixer tap, a four ring gas hob, an integrated double oven and room for an under counter fridge or freezer etc. There is a high level glazed display cabinet, plumbing for a washing machine, a PVC double glazed window and a door to the inner lobby. A stable type door gives access onto the rear and side.

GROUND FLOOR W/C

There is a high flush W/C with cistern, a PVC double glazed window and a ceiling light.

FIRST FLOOR LANDING

There are 2 PVC double glazed windows side by side, an access point into the loft space, a built in cupboard which houses the gas fired combination type boiler and supplies the domestic hot water and central heating systems, a central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

3.86m x 3.56m (12'8" x 11'8")

A large double bedroom, it has a built in cupboard to the recess plus built in wardrobes, a PVC double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

3.73m max x 2.74m (12'3" max x 9'0")

A good sized second double it has a PVC double glazed window to the rear, a central heating radiator and fitted wardrobes.

BEDROOM 3

3.05m x 1.98m (10'0" x 6'6")

A comfortable sized third bedroom as evidenced by the room measurements, there is a PVC double glazed window to the front, an inbuilt wardrobe, a ceiling light and a central heating radiator.

BATHROOM

Fitted with a 3 piece suite that comprises of a panelled bath with shower over, a wash basin inset to a vanity cabinet and a low flush W/C. The bathroom is finished with tiling, a PVC double glazed window, an extractor fan, a ceiling light, tiled flooring and a double panel central heating radiator.

OUTSIDE

To the front of the property, there is a good sized garden area, this has brick walling and fencing to the perimeters. It is mainly lawned with double opening gates which give access onto a wide driveway which continues along the side of the property and leads to a detached brick built garage.

DETACHED GARAGE

5.79m x 5.33m (19'0" x 17'6")

With a metal up and over door, power and light laid on, a window and a personnel door.

REAR GARDEN

There is fencing to the perimeters of the garden and this is mainly lawned.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating, age of boiler unknown.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxx mbps and upload speeds of up to xxx 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

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.

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