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Scott Crescent, Edenthorpe, Doncaster, DN3 2PS  
Guide Price £225,000 - £235,000

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**EXTENDED TO THE SIDE & REAR / A LARGE 4/5 BEDROOM SEMI DETACHED HOUSE / LARGE KITCHEN WITH MODERN GREY UNITS / 2 BATHROOMS / LARGE CORNER PLOT / AMPLE GATED PARKING / VIEWING ESSENTIAL //**

Extended over the years, this semi detached house offers surprisingly spacious living with 4/5 bedrooms including a ground floor bedroom with en suite. It has a gas radiator central heating system, recent PVC double glazing and briefly comprises: Entrance hall, separate lounge, large open plan living/ dining room, recently fitted extended kitchen, large side lean to/ utility room, ground floor bedroom 5 and en suite bathroom, first floor landing, 4 bedrooms and a separate family bathroom. Outside are corner gardens offering ample off road parking. Well placed with access to good local shops and schools. Early viewing is recommended.

**ACCOMMODATION**

A canopy gives shelter to a recent composite entrance door which leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase to the first floor landing, 2 PVC double glazed windows, a central heating radiator, a central ceiling light and a door into a front facing lounge.

**SEPARATE LOUNGE**

12'9" x 12'8" max (3.89m x 3.86m max)

This is a good sized, square shaped reception room, it has a broad PVC double glazed window to the front, a central heating radiator, an inbuilt fireplace, coving and a ceiling light.

**OPEN PLAN LIVING/ DINING ROOM**

19'0" x 9'2" max (5.79m x 2.79m max)

A good size, this has PVC double glazed sliding patio doors which open out onto the decked patio and sitting area, 2 central heating radiators, a built in understairs storage area and modern laminate flooring. There are 2 ceiling light, coving to the ceiling and a door into the ground floor bedroom 5.

**BEDROOM 5**

9'8" x 9'6" (2.95m x 2.90m)

This could be used as a home office /playroom. It has a double glazed door which leads onto the decked patio, a central heating radiator, a PVC double glazed window, laminate flooring, coving and picture rail.

**GROUND FLOOR BATHROOM**

Fitted with a 3 piece suite comprising of an off set corner jacuzzi style bath with underwater light and radio, a wash basin inset to a vanity unit, a low flush W/C, ceramic tiling to the four walls and an electric shower. There is a PVC double glazed window, tiled flooring, a central heating radiator, an extractor fan and a central ceiling light.

**FITTED KITCHEN**

13'10" x 10'0" (4.22m x 3.05m)

The kitchen forms part of an extension, it is a good size with a with a range of modern high and low level units finished with a matching work surface and back stand. There is a single drainer stainless steel sink unit with a mixer tap, a four ring

gas hob with a glass splashback and extractor hood and an integrated double oven. There is also plumbing for an automatic washing machine, plumbing and room for a dishwasher and room for a tall fridge freezer. With 2 PVC double glazed windows to the front and rear elevations, a double panel central heating radiator, inset spotlighting to the ceiling and a door to a side lean to/ utility room.

**LEAN TO/ UTILITY ROOM**

15'1" x 5'9" (4.60m x 1.75m)

This has timber casement windows to the front, side and rear elevations, laminate flooring, inset spotlighting and PVC double glazed doors which lead out to the rear garden.

**FIRST FLOOR LANDING**

There is an access point into the loft space, doors to the bedrooms and bathroom and a tall built in cupboard which houses the hot water cylinder.

**BEDROOM 1**

14'0" x 10'0" (4.27m x 3.05m)

This forms part of the extension, it is a good size with 2 PVC double glazed windows to the front and rear elevations, a central heating radiator, access into the loft space and a central ceiling light.

**BEDROOM 2**

12'4" x 11'7" max (3.76m x 3.53m max)

A nice second double bedroom it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

**BEDROOM 3**

12'4" max x 9'10" (3.76m max x 3.00m)

Again, a double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, coving and a central ceiling light.

**BEDROOM 4**

8'9" x 8'3" (2.67m x 2.51m)

This has a PVC double glazed window to the front, a central heating radiator, coving, a ceiling light and a cupboard built into the recess.

**BATHROOM**

Fitted with a white suite comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C. There is tiling to the four walls, 2 PVC double glazed windows, a central heating radiator and a central ceiling light.

**OUTSIDE**

The property sits on a large corner plot, this has gated access onto a block paved driveway which provides ample off road parking. There is a garden area to the side with lawn, decorative pebbles and concrete posts and timber fencing to the perimeters.

**REAR GARDEN**

The rear is enclosed, it has been subdivided to create a decked patio and sitting area. There is a paved patio and enclosed garden which has an artificial lawn, fencing to the perimeters and a timber storage shed.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age 2019.

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

COUNCIL TAX - Band B.

SOLAR PANELS - The Solar Panels are leased. Details TBC.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 mbps and upload speeds of up to 1000 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

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