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Badsworth Road, Warmsworth, Doncaster, DN4 9LH
Offers Over £250,000

TWICE EXTENDED 4 BEDROOM DETACHED HOUSE / POPULAR ROAD WITHIN WARMSWORTH / PRICED TO ALLOW FOR UPDATING / LARGE SOUTH-EASTERLY FACING REAR GARDEN / NO UPWARD CHAIN / VIEWING ESSENTIAL //

Situated on a large corner plot, this twice extended 4 bedroom detached house offers some much scope and potential. It has gas central heating, hardwood double glazing and briefly comprises: Entrance hall, lounge, extended dining room with patio doors onto the rear garden, separate sitting room / office, kitchen, utility room and a ground floor wc. On the first floor there are 4 bedrooms and a house bathroom which includes a shower enclosure. Outside, the plot widens to the rear creating a beautiful private mature garden plus there is ample parking and a detached garage. Warsworth has good access to a range of amenities including a very popular school, shops etc plus easy access to the A1 and motorway network. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

There is a timber double glazed entrance door, with matching side screen. This leads into the properties entrance hall.

ENTRANCE HALL

From here there is a staircase leading to the first floor accommodation, a ceiling light, smoke alarm, and door leading into the spacious extended through lounge and dining area.

LOUNGE

22'0" x 11'0" max (6.71m x 3.35m max)
This is a good size, it has a broad timber double glazed window to the front elevation, a feature fireplace with gas fire inset, a central heating radiator, coving to the ceiling and two ceiling light points. To the far end, an archway leads into an extended dining area.

EXTENDED DINING AREA

12'0" x 11'0" max (3.66m x 3.35m max)
This is finished with a parquet style floor covering, two timber casement double glazed windows and a pvc double glazed sliding patio door. There is a double panel central heating radiator, coving to the ceiling and a central ceiling light.

SITTING ROOM / OFFICE

12'6" x 8'4" max (3.81m x 2.54m max)
This has two double glazed windows to the front and side elevations, a double panel central heating radiator and a central ceiling light.

KITCHEN

11'7" x 9'1" max (3.53m x 2.77m max)
This is a good sized kitchen, it is fitted with a range of base and wall unit with a work surface over and has a single stainless steel sink unit, deep recess suitable for gas cooker, extractor hood above, tall larder style unit, wall mounted gas fired combination type boiler which

supplies the domestic hot water and central heating systems, a deep understairs pantry style cupboard, double glazed timber casement window with an outlook over the rear garden.

UTILITY ROOM

6'10" x 6'6" max (2.08m x 1.98m max)
This has a pvc double glazed window to the side, a pvc double glazed exterior door, central heating radiator, tiled flooring, plumbing for washing machine and a dishwasher etc.

GROUND FLOOR W/C

Fitted with a low flush w/c wash hand basin, pvc double glazed window and central ceiling light.

FIRST FLOOR LANDING

This has an access point into the loft space, central ceiling light, and doors to the bedrooms and bathroom.

BEDROOM 1

12'0" x 11'2" (3.66m x 3.40m)
This is a good sized front facing double bedroom having a timber casement double glazed window to the front, a central heating radiator, coving to the ceiling and a ceiling light.

BEDROOM 2

10'6" x 8'6" (3.20m x 2.59m)
A second double bedroom, again with a front facing timber casement window, a central heating radiator, coving, ceiling light and a laminate floor covering.

BEDROOM 3

11'2" x 7'2" (3.40m x 2.18m)
This is a comfortable third bedroom having a timber casement double glazed window with an outlook over the rear garden, a central heating radiator, laminate flooring, coving, and ceiling light.

BEDROOM 4

9'9" x 7'2" (2.97m x 2.18m)
Has a timber casement double glazed window with an outlook over the rear garden, a central heating radiator, built in cupboard which has linen shelving.

HOUSE BATHROOM

This is fitted with a suite that comprises of a panelled bath, a separate shower enclosure, wash basin and a low flush w/c. There are two timber casement double glazed windows, a central heating radiator and a ceiling light.

FRONT GARDEN

The property stands on one of the larger plots, there is a side concrete drive which provides car standing and in turn leads to a detached brick garage which has a metal up and over door.

The front garden is mainly lawned with ornamental shrubs and bushes inset.

REAR GARDEN

The rear garden is a good size and enjoys a large Southeasterly aspect, it has several maturing plants, bushes and shrubs, with trees along the boundary line to provide excellent screening,

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler ??

COUNCIL TAX - 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, 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

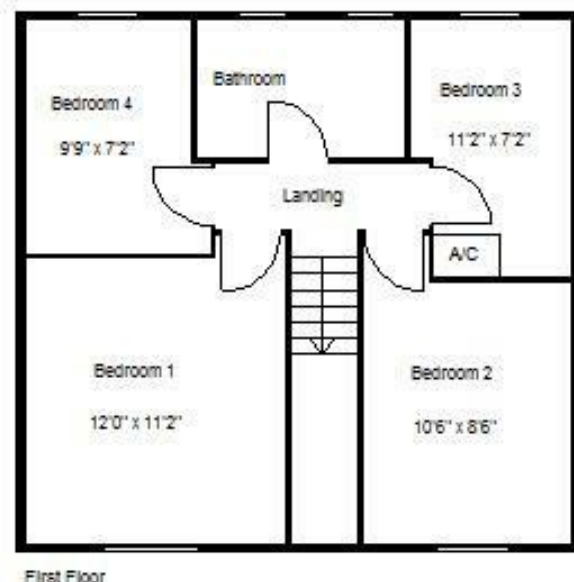
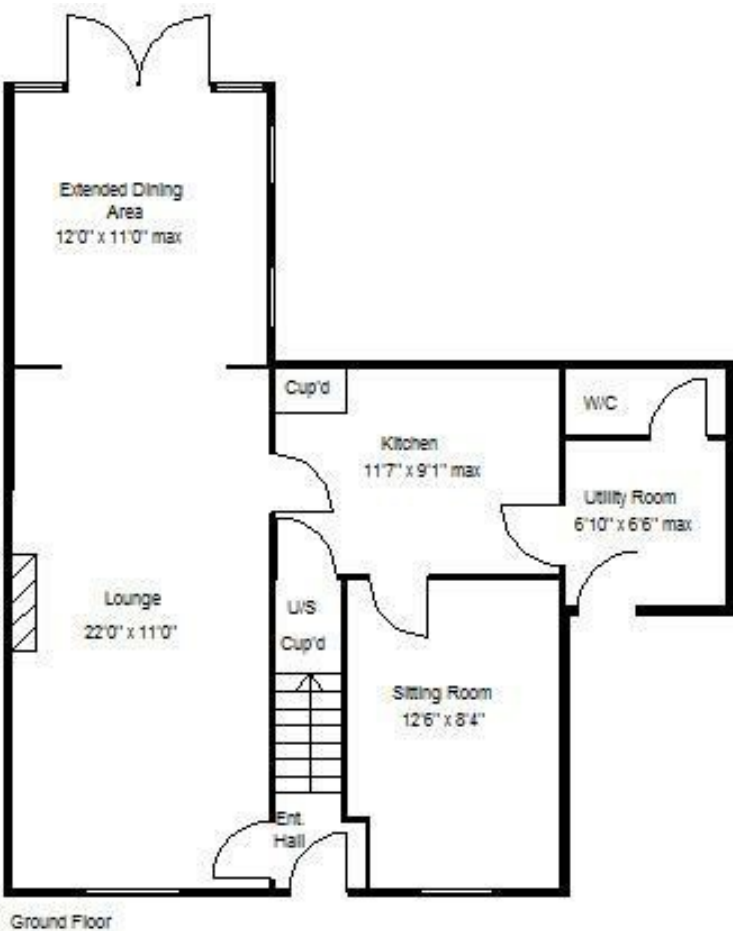
inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

