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Burgundy Road, Balby, Doncaster, DN4 8AZ  
Asking Price £240,000



**From the moment any potential buyer walks in to this wonderful 3 bedroom detached house, they will realise they are walking into an immaculately presented home.**

The property benefits from double glazing throughout, gas fired central heating and lovely attention to detail carried out by the current owners. The accommodation comprises of: Entrance hall, twin aspect lounge, beautiful fitted dining kitchen with a range of integrated appliances, ground floor w/c, first floor landing, large main bedroom with dressing area and en-suite shower room, two further good sized bedrooms with a house shower room. Outside the property is a forecourt with a driveway for parking and a low maintenance enclosed rear garden. Another major factor befitting this property is its location with access to local amenities including schools, supermarkets, major roads including the M18 and A1. An excellent family home in an excellent location, must be viewed to be appreciated.

**ACCOMMODATION**

There is a double glazed composite style entrance door that gives access to the entrance hall.

**ENTRANCE HALL**

From here there are stairs rising to the first floor accommodation, with a built in under stairs storage cupboard, a cloaks cupboard, and doors leading to ground floor accommodation. There is central heating radiator, and modern wood style vinyl floor covering.

**LOUNGE**

**17'7" x 10'9" max (5.36m x 3.28m max)**

The lounge extends to the full depth of the property having twin aspects with double glazed windows to the front and rear elevations with wood style vinyl floor covering, and a central heating radiator.

**DINING KITCHEN**

**17'7" x 10'9" max (5.36m x 3.28m max)**

This is another wonderful room which extends to the full depth of the property, with a double glazed window to the front and a double glazed door giving access into the rear garden. The flooring again is continued from the entrance hall giving that feeling of continuity. The kitchen area is fitted with an immaculate range of high gloss, white finished wall mounted cupboard and base units with LED lights above and below that can be changed to any colour you wish. There is a wood style roll edged work surface, incorporating a one and a half bowl porcelain sink unit with mixer tap and a splash back matching the work surface. Other integrated appliances on offer include, a brushed stainless steel electric fan assisted oven with matching four ring gas hob with an extractor canopy above, plus an integrated fridge freezer, dishwasher, and washing machine, giving almost a full range. There is a double panel central heating radiator, and brushed stainless steel central ceiling light. There is also a heater in the kick-board of the dining area.

**GROUND FLOOR W/C**

The ground floor w/c is larger than average and is finished with a white suite comprising; low flush w/c and pedestal wash hand basin with an attractive light blue ceramic tiling to the splash back. Again the flooring is continued from the entrance hall with a central heating radiator and extractor fan.

**FIRST FLOOR LANDING**

There is a double glazed window to the rear, a central heating radiator and doors leading off to the remaining accommodation.

**BEDROOM 1**

**17'7" x 10'9" max (5.36m x 3.28m max)**

A large double bedroom with an additional section which could easily be used as a dressing area, a double glazed window to the front elevation, central heating radiator, wall mounted socket and TV bracket to wall.

**EN-SUITE SHOWER ROOM**

This is immaculately presented and has a suite comprising of a low flush w/c, pedestal wash hand basin, and shower enclosure, finished with a glass and chrome style shower screen with matching chrome style bathroom fittings. There is ceramic tiling to the walls and a grey wood effect laminate flooring, a heated towel rail that runs on the heating system, extractor fan and a double glazed window to the rear elevation.

**BEDROOM 2**

**12'6" x 10'11" max (3.81m x 3.33m max)**

Another good sized double bedroom, this has a double glazed window to the front with a central heating radiator and fitted wardrobes.

**BEDROOM 3**

**14'6" x 7'2" max (4.42m x 2.18m max)**

For a third bedroom this is a good size, with a double glazed window to the rear and a central heating radiator,

large sliding mirrored wardrobe, additional single fitted wardrobe, fitted cupboards and draws .

**SHOWER ROOM**

Fitted with a contemporary three piece white suite comprising of a low flush w/c, pedestal wash hand basin and double width shower enclosure with a brushed aluminium and glass shower screen, ceramic tiling to the walls, Amtico floor, recessed spot lighting, heated towel rail that runs from the heating system, extractor fan and double glazed window to the rear elevation.

**OUTSIDE FRONT**

To the front, the property has a graveled and paved access path leading to the front entrance door. To the left of the property there is a tarmac driveway providing off street parking for two cars, triple bin store, and a timber gate which gives access into the rear garden. There is also state of the art CCTV system installed with 5 outdoor cameras with indoor monitor and hard drive.

**REAR GARDEN**

This is a well maintained garden with low maintenance in mind, it has a paved patio which leads to a shaped area of artificial lawn. The patio extends to the left side of the garden where there is raised sleeper gravel bed. There is a shed with power and lighting with an outdoor security light, timber fencing with trellis work to the outer boundary, plus an external power point with water tap attached to the rear elevation of the house.

**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. 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 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

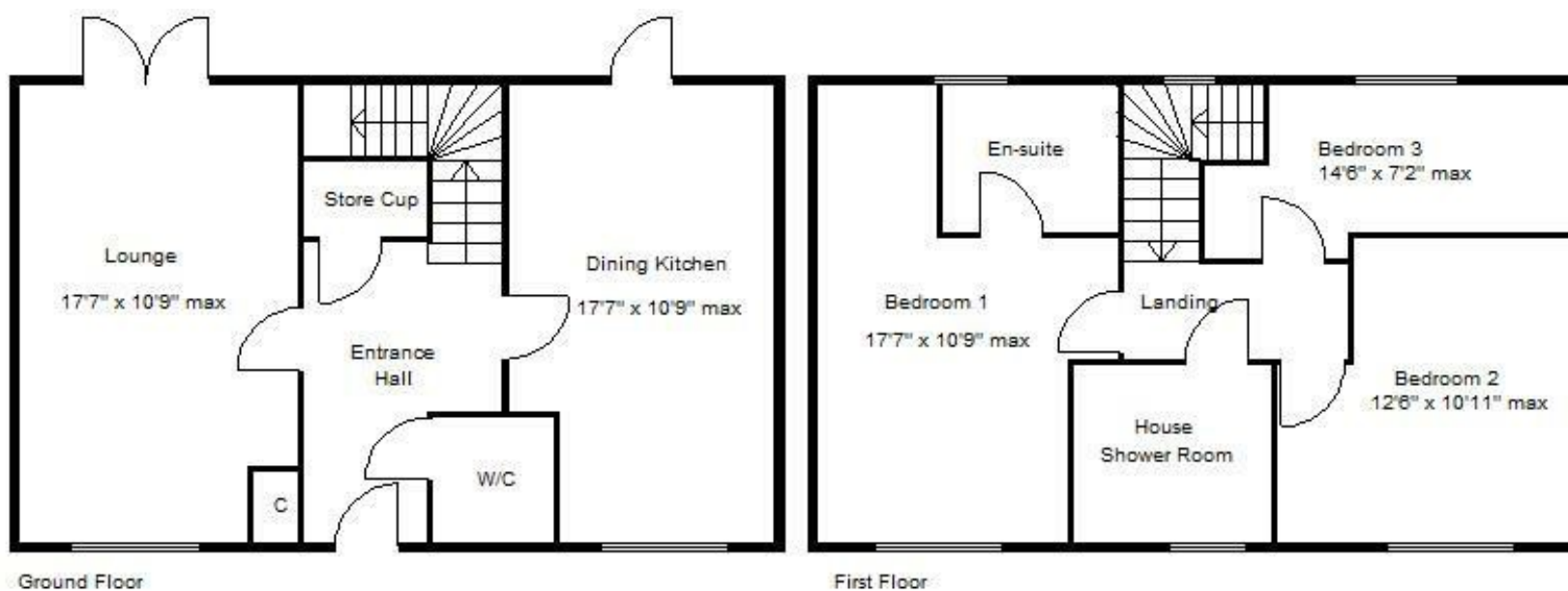
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday

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) A			94
(81-91) B		83	
(69-80) C			
(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	