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Fernhall Close, Kirk Sandall, Doncaster, DN3 1QX
Guide Price £225,000 - £235,000

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ATTRACTIVE 3 BEDROOM DETACHED HOUSE / LARGE PVC DOUBLE GLAZED CONSERVATORY / OFF ROAD PARKING / DETACHED BRICK GARAGE / ATTRACTIVE SOUTH FACING REAR GARDEN / CLOSE TO AMENITIES / VIEWING ESSENTIAL //

Located on this attractive cul-de-sac, a lovely 3 bedroom detached house with a large full width PVC conservatory across the rear. The house has a gas central heating system, pvc double glazing and comprises: Entrance hall with a ground floor wc off, spacious dual aspect lounge, large open plan dining kitchen, large pvc conservatory, landing, 3 bedrooms and a beautiful bathroom. Outside are well maintained gardens, a side driveway and a detached brick garage. Th rear garden enjoys a very private feeling southerly facing garden. Very close to local amenities including local shops, supermarket, very well regarded schools and easy access to the motorway networks. **VIEWING ESSENTIAL.**

ACCOMMODATION

A composite double glazed entrance door leads into an 'L' shaped entrance hall.

ENTRANCE HALL

This has a central heating radiator, 2 ceiling lights, a PVC double glazed window, modern laminate flooring and a staircase to the first floor accommodation. A door leads to the ground floor W/C.

GROUND FLOOR W/C

This is fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin, there is a feature filed wall, a PVC double glazed window and a continuation of the laminate flooring.

LOUNGE

15'7" x 11'1" max (4.75m x 3.38m max)

An attractive dual aspect reception room, it has a feature fireplace with an inset gas fire, a PVC double glazed window to the front and further double glazed sliding patio doors which give access into the conservatory. There is coving to the ceiling, a central ceiling light, dado rail and a double panel central heating radiator.

DINING KITCHEN

15'6" x 12'2" max (4.72m x 3.71m max)

This is probably better demonstrated by the floor plan and photographs, it's a good size, fitted with a range of high and low level units finished with a rolled edge work surface and tiled splashbacks. There is an integrated four ring ceramic hob with an extractor hood above, an integrated oven and space for a microwave, an offset corner sink, 2 PVC double glazed windows to the front and rear elevations, inset spotlighting to the ceiling, a continuation of the laminate flooring and concealed behind one of the

corner cabinets is a wall mounted gas fired boiler which supplies domestic hot water and central heating systems plus a deep understairs storage cupboard.

PVC CONSERVATORY

22'7" x 9'8" max (6.88m x 2.95m max)

This extends to the full width of the property, making it a very useful space particularly for summer dining. There are 2 PVC double glazed double opening doors which lead out onto the rear garden, modern laminate flooring, wall lights, power laid on and space for washing machines / tumble dryers etc plus a wall mounted gas convactor heater.

FIRST FLOOR LANDING

This has a PVC double glazed window to the rear, a central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

12'6" max x 11'2" to robes (3.81m max x 3.40m to robes)

A good sized double bedroom, there is a PVC double glazed window to the front, a central heating radiator, a central ceiling pendant light, coving and an access point into the loft space.

BEDROOM 2

10'7" max x 10'6" (3.23m max x 3.20m)

Another double bedroom, this has a PVC double glazed window to the front, a central heating radiator, coving, a ceiling light and a deep built in wardrobe set to the recess.

BEDROOM 3

8'0" x 6'8" (2.44m x 2.03m)

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

BATHROOM

Beautifully finished with a modern suite that comprises of a traditional styled bath with a shower over including a shower rail, a pedestal wash hand basin, a low flush W/C, a heated towel rail/ radiator, tiling to the four walls and a PVC double glazed window.

OUTSIDE

To the front of the property there is a lawned garden with decorative flower borders. A Side drive offers off road parking and leads to a brick garage.

BRICK GARAGE

17'6" x 8'0" (external) (5.33m x 2.44m (external))

With an up and over door, power and light laid on plus a new composite shed (6'6" x 6'6" approx external).

REAR GARDEN

To the rear there is a beautiful enclosed garden with a more private aspect, this enjoys a south facing aspect, benefiting from afternoon and evening sun. With shaped flowerbeds and borders stocked with a variety of shrubs and plants, a paved patio and sitting area, a side driveway providing car standing and in turn leads to a brick garage.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

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

COUNCIL TAX - Band C.

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

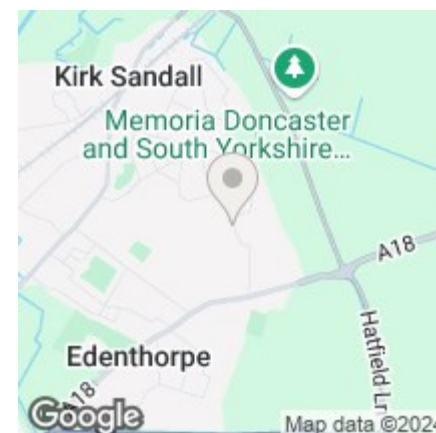
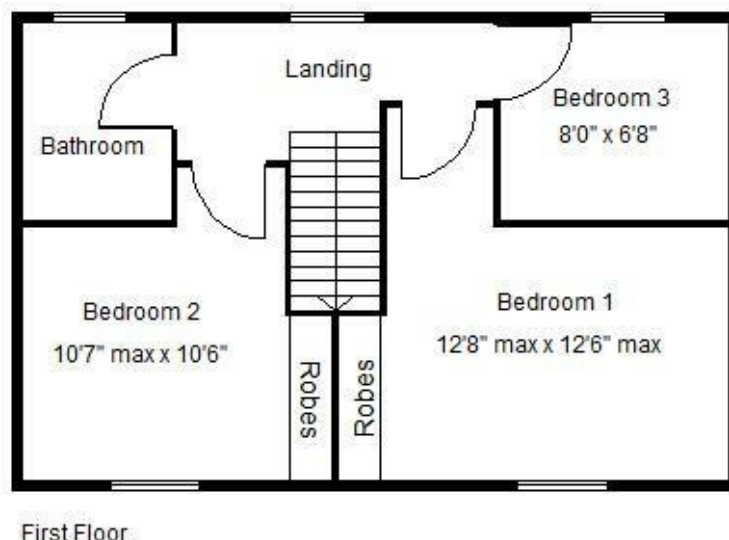
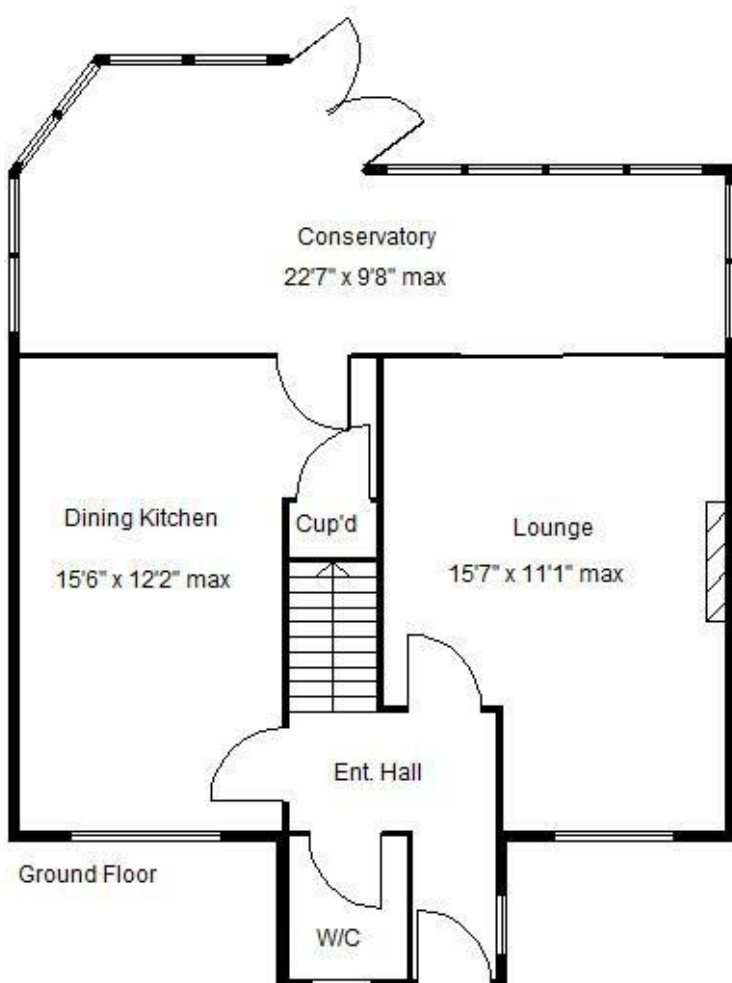
them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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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		86
(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	