



horton knights of doncaster

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Corona Avenue, Balby, Doncaster, DN4 8FA
Offers Over £335,000

MODERN 4 DOUBLE BEDROOM DETACHED HOUSE / POPULAR DEVELOPMENT WITH GOOD MOTORWAY ACCESS / MODERN OPEN PLAN DINING KITCHEN / SEPARATE UTILITY ROOM / EN-SUITE / INTEGRAL GARAGE / EV CHARGE POINT / VIEWING RECOMMENDED//

A superb family home, well placed with access to amenities and the motorway network making it perfect for commuters. The spacious living is arranged over two floors it has a gas central heating system, double glazing and comprises: Entrance hall, separate WC, attractive lounge, modern open plan dining kitchen, separate utility room. First floor galleried landing, 4 double bedrooms, en-suite and a house bathroom. Outside are front and rear gardens, an integral garage, parking and an EV point. Very popular development with easy access to the M18 and motorway networks making it very popular with commuters. **EARLY VIEWING IS ESSENTIAL.**

ACCOMMODATION

A composite style double glazed door leads into the property's entrance hall.

ENTRANCE HALL

This is a good size, it has a staircase leading to the first floor accommodation, a deep inbuilt storage cupboard, central heating radiator, two ceiling lights and door to ground floor w/c.

GROUND FLOOR W/C

This is fitted with a modern two piece white suite comprising of a low flush w/c, wash hand basin, central heating radiator, tiled flooring, and an extractor fan.

LOUNGE

25'3" x 10'6" (7.70m x 3.20m)

A good sized front facing reception room, It has a pvc double glazed window to the front, central heating radiator, central ceiling light.

OPEN PLAN DINING KITCHEN

20'02" x 10'7" (6.15m x 3.23m)

It is fitted with a range of modern high and low level units, finished with a work surface over. Integrated appliances including: 4 ring gas hob, electric oven, extractor hood and dishwasher. There is space for a tall fridge freezer, a double glazed window with an outlook to the rear, further double glazed double opening doors, which give access onto the southerly facing rear garden. Finished with a modern tiled floor covering, two ceiling light points, two central heating radiators, and a door into the utility room.

UTILITY ROOM

10'3" x 5'10" (3.12m x 1.78m)

This is finished with matching cupboards, a work surface over, single drainer stainless steel sink unit

with mixer tap, plumbing for automatic washing machine, central heating radiator, double glazed composite style door, and a built in corner cabinet which houses a gas fired boiler and supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING

A galleried style landing, it has a double glazed window to the front elevation, an access point into the loft space, central ceiling light, and a built in storage cupboard, which houses a pressurised hot water cylinder.

BEDROOM 1

12'9" x 11'8" (3.89m x 3.56m)

A large double bedroom, it has double gazed window to the front, with a more open outlook, central heating radiator, central ceiling light. A door from here leads into the en-suite shower room.

EN-SUITE SHOWER ROOM

This is fitted with a white suite comprising of, shower enclosure, wash hand basin, low flush w/c, tiled flooring, extractor fan and ceiling light point.

BEDROOM 2

12'9" x 11'0" (3.89m x 3.35m)

This is a good sized second double bedroom, it has a double glazed window with an outlook to the rear, central heating radiator, and a central ceiling light.

BEDROOM 3

14'1" x 10'6" (4.29m x 3.20m)

This has double glazed window with an outlook to the rear, central heating radiator, and a central ceiling light.

BEDROOM 4

11'9" x 10'0" (3.58m x 3.05m)

Again a double bedroom, it has a pvc double glazed

window to the front, central heating radiator, and a central ceiling light.

HOUSE BATHROOM

This is fitted with a modern white suite that comprises of, panelled bath with shower over, including a glazed shower screen, wash hand basin, low flush w/c, tiled flooring, central ceiling light, extractor fan, and a double glazed window to the rear.

OUTSIDE

To the front of the property there is a lawned garden with pedestrian pathway, and a side drive which provides car standing and in turn leads to integral brick garage, which has double opening timber doors. there is an adjacent EV charge point.

The rear garden enjoys a Southerly aspect, it is mainly laid to lawn with fencing to the perimeters.

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..TBC

CHARGING POINT - There is an EV charging point.

COUNCIL TAX - Band D

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, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

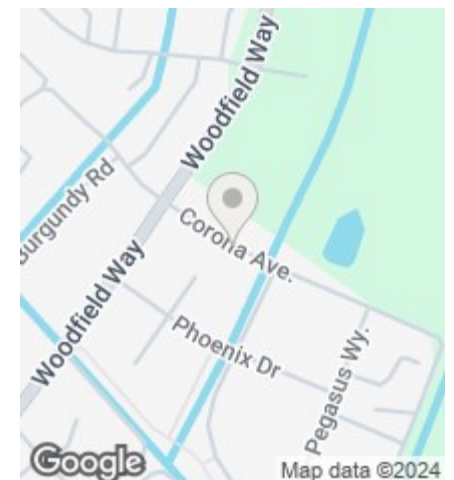
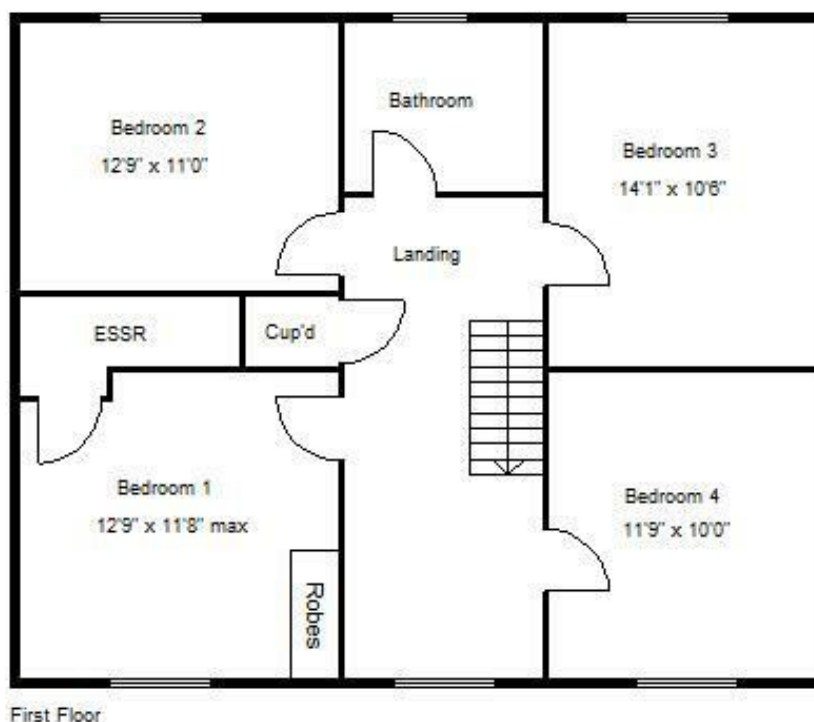
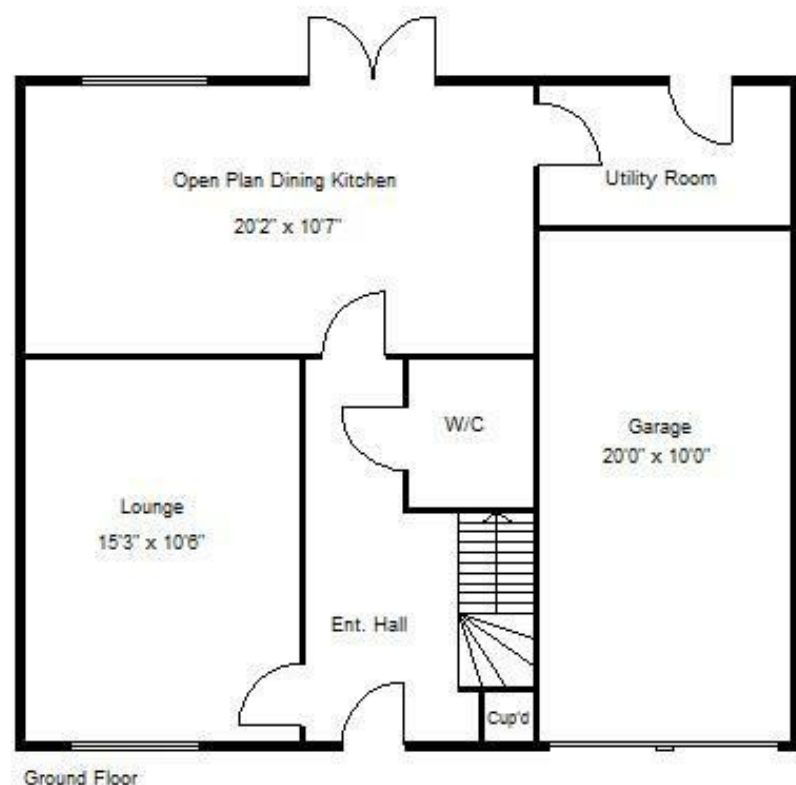
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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
(92 plus) A			92
(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	