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sales
lettings
and service



Hunter Road, Dunsville, Doncaster, DN7 4FG
Asking Price £200,000

BEAUTIFULLY PRESENTED 3 BEDROOM SEMI / APPROX 12-14 MONTHS OLD WITH NHBC WARRANTY / OPEN PLAN KITCHEN DINER / INTEGRATED APPLIANCES / 3 GOOD SIZED BEDROOMS / OFF ROAD PARKING FOR 2 CARS / LARGE REAR GARDEN //

This beautifully presented semi-detached house, is well proportioned and sits on an equally well proportioned plot. It benefits from pvc double glazing throughout, a gas fire central heating system via a combi boiler and comprises: Entrance hall, lounge, inner lobby, ground floor w/c, immaculate open plan kitchen dining room with integrated appliances, first floor landing, three bedrooms, the main bedroom having an en-suite shower room plus a house bathroom with lovely presentation. Outside the property has an open plan front garden, with a long driveway and enclosed rear garden, which is not overlooked to the rear and gives a reasonable degree of privacy. Set in the highly sought-after suburb of Dunsville, the property can offer access to the M18, a wealth of local amenities including schools, bus routes, and many others beyond. Viewing is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

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

ENTRANCE HALL

With central heating radiator, wood style vinyl floor covering, stairs rising to the first floor and door leading to the lounge.

OPEN PLAN LOUNGE

14'0" x 12'3" max (4.27m x 3.73m max)

This is a lovely sized square shaped room, it is nicely presented with a pvc double glazed window to the front, double panel central heating radiator, and wood style vinyl floor covering continued from the entrance hall.

INNER LOBBY

A broad opening leads to the kitchen, plus there's a walk-in understairs storage cupboard providing excellent storage space, and a door leading to the ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern white low flush w/c and a pedestal wash hand basin. There's tiling up to dado wall height, a wood style vinyl floor covering, extractor fan, and a modern style light fitting.

OPEN PLAN KITCHEN DINER

15'6" x 9'6" max (4.72m x 2.90m max)

The kitchen area is fitted with a beautiful range of stone coloured shaker style units comprising of wall mounted cupboards and base units with a square edge wooden block effect wood surface. it incorporates a one and a half bowl sink and a matching wood effect splashback. The integrated appliances on offer include; fridge freezer, electric fan assisted oven with matching induction hob, brushed stainless steel glass and extractor canopy with splashback above, dishwasher, plumbing for a washing machine, and a

cupboard housing the gas combination boiler. One again the wood vinyl floor covering is continued from the lobby giving continuity all the way through on the ground floor. There is a double panel radiator, pvc double glazed window to the rear, double glazed French style doors, spotlights to the kitchen area, brushed brass style light fitting with three separate lights to the dining area.

FIRST FLOOR LANDING

As previously mentioned, stair rise from the entrance hall to the first floor landing. With access to the loft space, central heating radiator, and doors leading to the bedrooms and bathroom.

BEDROOM 1

11'0" x 9'2" max (3.35m x 2.79m max)

Beautifully presented with a pvc double glazed window to the front, a central heating radiator, built in fitted wardrobes to the alcove with smoked mirror fronted sliding doors, wood effect panelling creating a feature wall and door leading to en-suite shower room.

EN-SUITE SHOWER ROOM

Again, immaculately presented with a modern white three piece suite comprising of, low flush w/c, pedestal wash hand basin, and shower cubicle housing the main plumb shower. All nicely finished with chrome style fittings including a wall mounted heated towel rail, plus tiling to half walls and the shower cubicle. Pvc double glazed window to the front, extractor fan, spotlights to the ceiling and a tile effect vinyl floor covering.

BEDROOM 2

10'9" x 8'8" max (3.28m x 2.64m max)

A good sized second double bedroom with a pvc double glazed window to the rear, which offers a view of the rear garden and the wooded area beyond, plus a central heating radiator.

BEDROOM 3

11'8" x 6'6" max (3.56m x 1.98m max)

For a single room this is a nice size, it has a pvc double glazed window to the rear and a central heating radiator.

HOUSE BATHROOM

This has a really nice luxury feel with the way the owners have presented it, it has a 3 piece white suite comprising of a low flush w/c, pedestal wash hand basin and panelled bath. Chrome style fittings create a nice feature, with a matching wall mounted heated towel rail, tiling to half walls and splash back areas, tile effect vinyl floor covering, inset spotlights to the ceiling and an extractor fan.

OUTSIDE

To the front of the property, there's an open planned lawned garden with a paved access pathway. A blocked paved driveway to the front and side of the property offers ample of street parking for 2/3 vehicles. At the end of the drive a timber gate gives access to the rear garden.

REAR GARDEN

The rear garden has a nice feel about it, it is well proportioned and has a paved patio leading to lawn with a raised area of timber decking at the far end to capture the sunshine. There is timber fencing to the boundary and a timber storage shed sat on the decking, with an external water tap and light 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 as built.

HEATING - Gas radiator central heating. Age as built.

COUNCIL TAX - Band B

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,

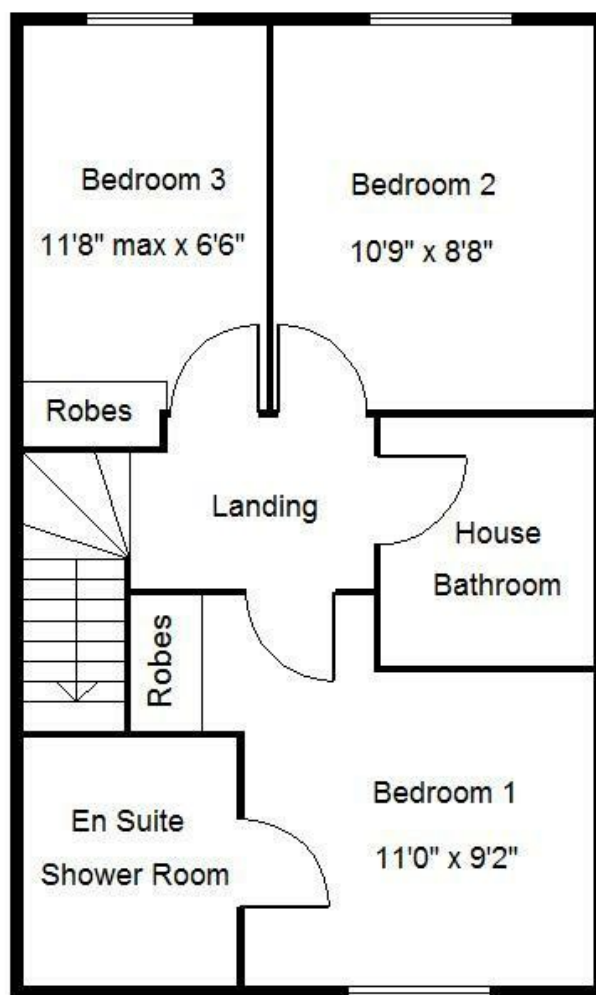
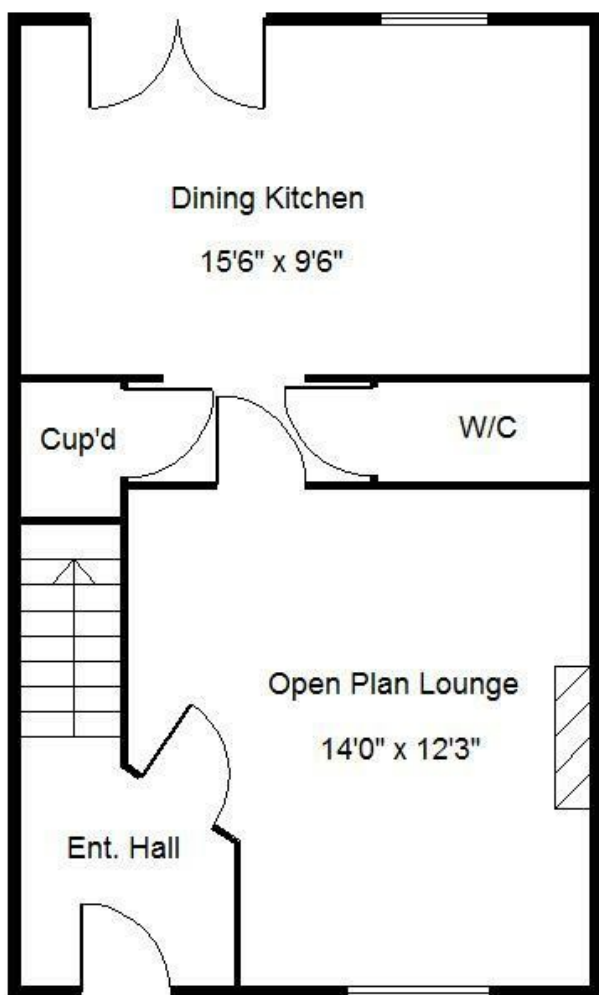
Three, 02 and Vodafone.

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.

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(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	