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horton knights of doncaster



Magnolia Road, Balby, Doncaster, DN4 8FS
Guide Price £280,000 - £300,000

Situated on this popular modern estate, this 4 bedroom detached family home benefits from PVC double glazing throughout, gas central heating and briefly comprises: Entrance hall with stairs to the first floor, ground floor W/C, lounge, a good size and beautifully presented open plan dining kitchen, first floor landing, main bedroom with en suite shower room, 3 further good sized bedrooms and a main house bathroom. Outside, the property has a smaller fore courted garden to the front with a driveway providing off street parking and an enclosed rear garden. The location of the property is one of it's major selling points, given there is access to all local amenities close by including shops, the M18, well regarded schools and bus routes. Viewing is HIGHLY RECOMMENDED to appreciate all this property has to offer.

ACCOMMODATION

A PVC double glazed entrance door gives access to the entrance hall.

ENTRANCE HALL

With a central heating radiator, a tiled effect vinyl floor covering, stairs rising to the first floor with a built in understairs storage cupboard and doors leading off to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a white suite comprising of a low flush W/C and a pedestal wash hand basin, there is a central heating radiator, a PVC double glazed window to the front with a tiled sill and a tile effect vinyl floor covering.

LOUNGE

16'6" x 10'6" (5.03m x 3.20m)
Having a PVC double glazed window to the front and a double panel central heating radiator plus attractive timber panelling to the feature wall.

OPEN PLAN DINING KITCHEN

18'0" x 10'8" (5.49m x 3.25m)
The kitchen is fitted with a beautiful range of grey shaker style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink unit and a splashback matching the work surface. There is an integrated brushed stainless steel electric fan assisted oven with a four ring hob and an extractor hood above and other integrated appliances include a dishwasher, a washing machine and a fridge freezer. There is also a PVC double glazed window to the rear with a tiled sill, once again the tile effect vinyl floor covering and to the dining area, there are PVC double glazed french style doors giving access into the rear garden, a

double panel central heating radiator and a panel effect feature wall, creating a nice overall theme.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With access to the loft space, a built in over stairs storage cupboard, a central heating radiator and doors leading off to the first floor accommodation.

BEDROOM 1

11'4" x 9'0" (3.45m x 2.74m)
With a PVC double glazed window to the rear, a central heating radiator and a door leading to the en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing the mains plumbed shower. There is tiling to the shower cubicle and splashbacks, a PVC double glazed window to the side and a further tiled sill, plus an extractor fan, a tile effect vinyl floor covering and a central heating radiator.

BEDROOM 2

10'3" x 9'0" (3.12m x 2.74m)
There is a PVC double glazed window to the front and a central heating radiator.

BEDROOM 3

8'9" x 6'9" (2.67m x 2.06m)
With a PVC double glazed window to the rear, a central heating radiator and a panel effect wall.

BEDROOM 4

8'9" x 6'7" (2.67m x 2.01m)
A good size for the smallest bedroom, there is a PVC double glazed window to the front and a central heating radiator.

HOUSE BATHROOM

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with tiled splashbacks, an extractor fan, a tile effect vinyl floor covering and a central heating radiator.

OUTSIDE

To the front of the property, there is a small forecourt and access pathway, a driveway providing off street parking for 2 vehicles and a timber gate leading into the rear garden.

REAR GARDEN

The rear garden is laid to lawn with timber fencing to the outer boundary.

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 unknown.

COUNCIL TAX - Band D.

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.

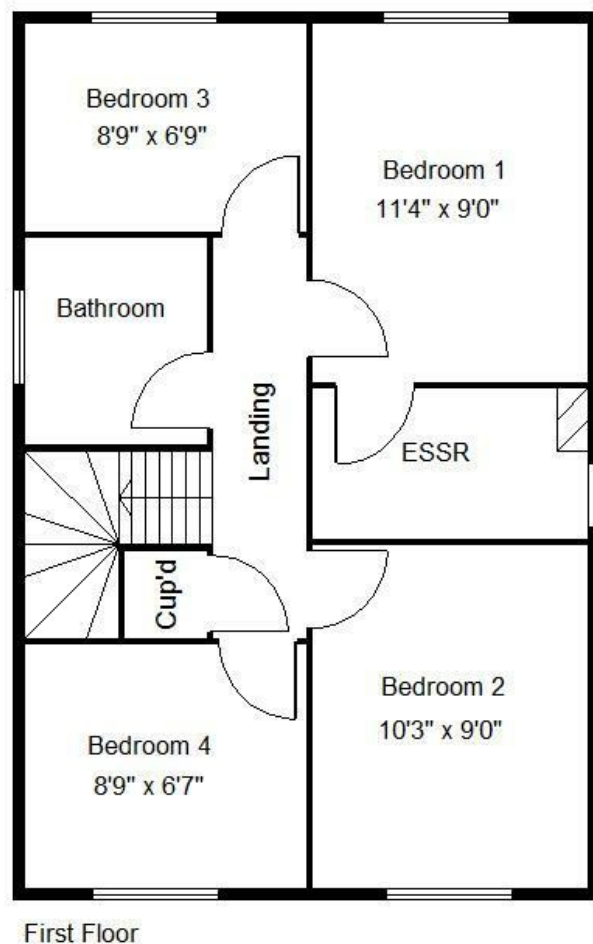
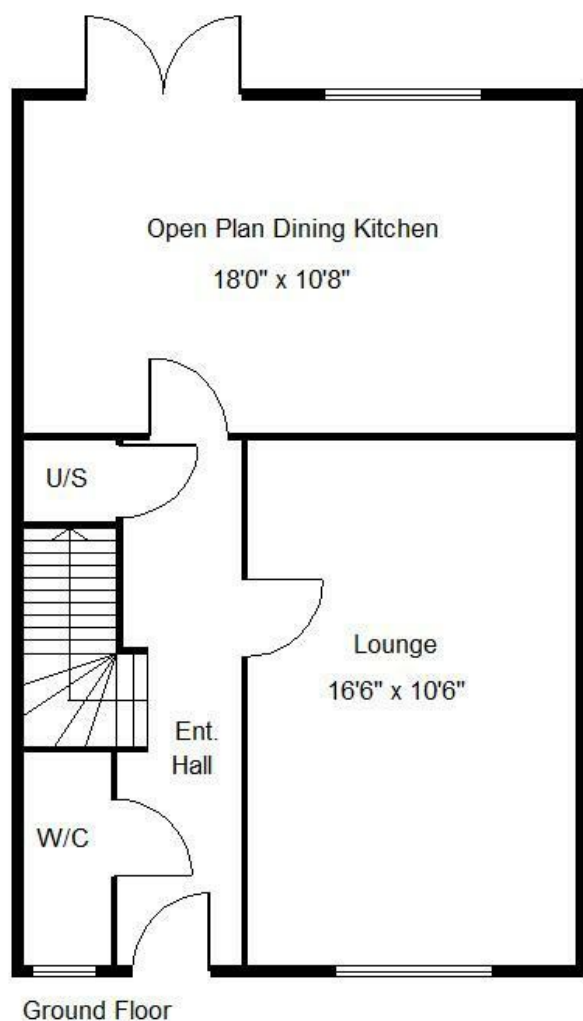
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OPENING HOURS - Monday - Friday 9:00 - 5:30

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		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	