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Oakwood Drive, Armthorpe, Doncaster, DN3 3BD  
Guide Price £180,000 - £190,000



**LARGER STYLE 2 BEDROOM DORMER STYLE BUNGALOW / HUGE PVC CONSERVATORY OVERLOOKING THE REAR / LARGE OPEN PLAN DINING KITCHEN / FIRST FLOOR BATHROOM / BEAUTIFUL GATED FRONT WITH SECURE CAR PARKING //**

Located on this popular roadway within Armthorpe, a 2 bedroom semi detached dormer style bungalow with a large PVC conservatory extension to the rear. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance into an open plan dining kitchen, separate lounge, large conservatory, side porch, first floor landing, 2 good sized bedrooms and a bathroom. Outside, there are enclosed gardens with a gated front and a private enclosed rear garden. Well placed with access to amenities in Armthorpe, early viewing is highly recommended.

**ACCOMMODATION**

A PVC double glazed entrance door with matching side screens leads into a large open dining kitchen.

**LOUNGE**

**18'6" x 10'0" (5.64m x 3.05m)**

An attractive front facing reception room, it has a PVC double glazed bay window to the front, a feature fireplace with a living flame gas fire inset, laminate flooring, coving to the ceiling, inset spotlighting and PVC double glazed double opening doors giving access into a large conservatory.

**CONSERVATORY**

**14'6" x 12'0" (4.42m x 3.66m)**

A large rear facing conservatory which acts as an informal sitting area during the summer months, it is PVC double glazed and has 2 double panel central heating radiators, laminate flooring and PVC double glazed double opening doors which give access onto the rear garden.

**DINING KITCHEN**

**18'6" x 12'8" max (5.64m x 3.86m max)**

This is fitted with a range of high and low level units finished with a work surface over and a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap. Integrated appliances include a four ring ceramic hob, an extractor hood, electric oven, a semi integrated dishwasher and plumbing for an automatic washing machine. There is a PVC double glazed window with an outlook to the rear, a further PVC double glazed window to the front, a tiled floor covering, 2 central heating radiators and a staircase leading to the first floor accommodation with a deep understairs storage cupboard.

**SIDE PORCH**

This has PVC double glazed windows to the front, side and rear elevations, a lean-to style poly carbonate roof, tiled flooring, power laid on and a PVC double glazed door giving access to the side and rear gardens.

**FIRST FLOOR LANDING**

With inset spotlighting to the ceiling and doors to the bedrooms and bathroom.

**BEDROOM 1**

**16'8" x 9'6" (5.08m x 2.90m)**

A large double room, there is a PVC double glazed window to the side, a central heating radiator, inset spotlighting to the ceiling and a deep built in cupboard giving access into the eaves, where there is additional storage.

**BEDROOM 2**

**10'0" x 7'2" (3.05m x 2.18m)**

Presently used as a dressing room, it has a PVC double glazed window to the front, a central heating radiator, inset spotlighting to the ceiling and coving.

**BATHROOM**

Fitted with a 3 piece suite comprising of a panelled bath with an independent electric shower over including a shower screen, a pedestal wash hand basin and a low flush W/C, there is a PVC double glazed window tiling to the bathing areas, coordinating floor tiling and inset spotlighting to the ceiling.

**OUTSIDE**

To the front of the property, there is a well maintained landscaped garden, this has double opening gates with a matching stone wall topped with wrought iron rails. The front garden is pebbled, finished with

decorative stones and there is a block paved driveway providing car standing and in turn leads to a second set of gates which continue into the rear garden.

**REAR GARDEN**

The rear garden is all hard landscaped and block paved, designed for easier and lower maintenance. There are concrete posts and timber fencing to the perimeters and to the rear of the workshop (original garage), there are three kennels which can be used for additional storage.

**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 B.

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.

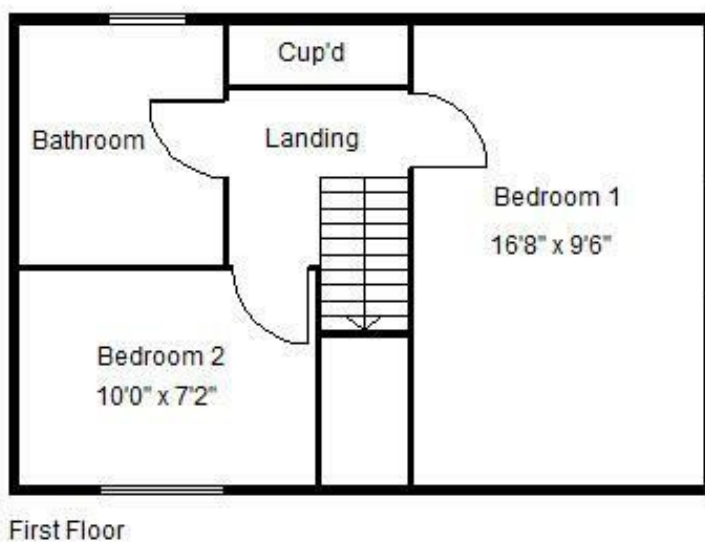
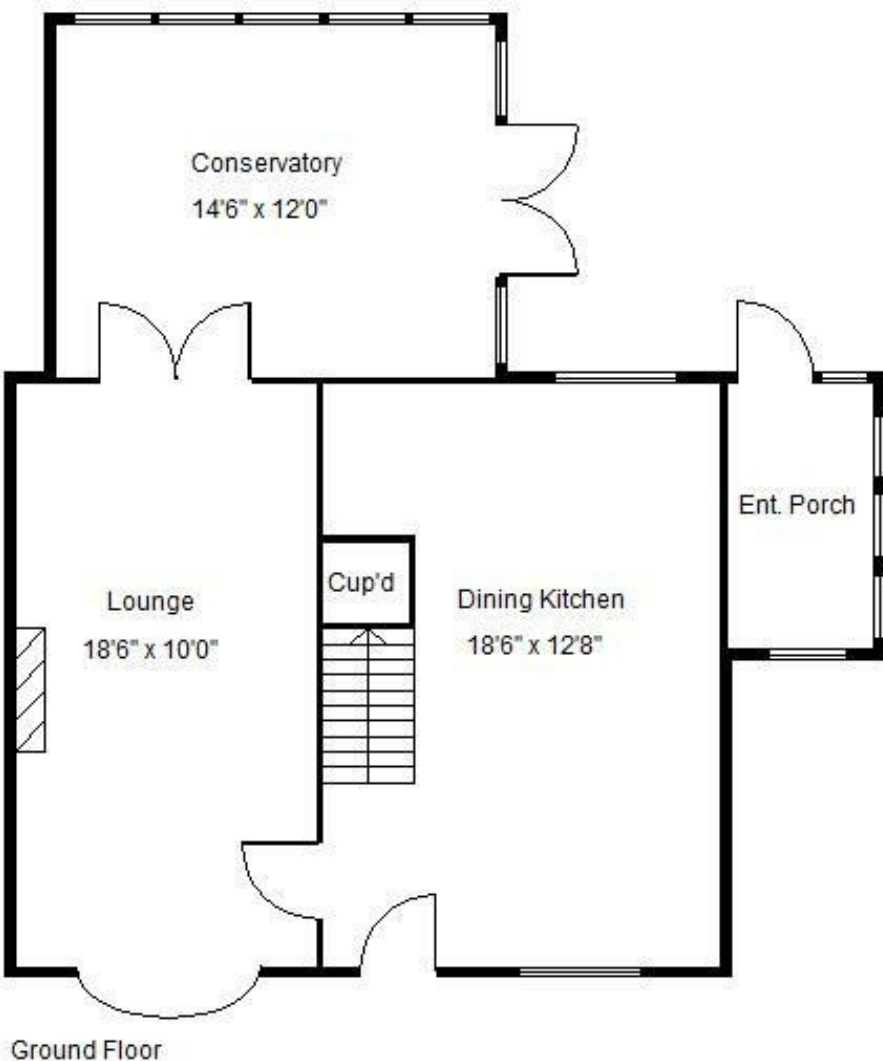
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contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional 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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	