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horton knights of doncaster



Sherwood Drive, Balby, Doncaster, DN4 9HL
Guide Price £170,000 - £180,000

GOOD SIZED 3 BEDROOM SEMI DETACHED HOUSE / SOUGHT AFTER LOCATION / OPEN PLAN LIVING SPACE / ATTRACTIVE GARDENS / SIDE DRIVEWAY AND DETACHED GARAGE / VIEWING ESSENTIAL //

Located on this popular roadway in a sought after area, a good sized 3 bedroom semi detached house. The property offers attractive family living, having a gas radiator central heating system, pvc double glazing and briefly comprises: Spacious entrance hall with stairs to the first floor, open plan lounge and dining room, good sized kitchen, first floor landing, three good sized bedrooms, bathroom, and separate w/c. Outside are the front and rear gardens, side driveway and detached sectional garage. Well placed with access to local amenities, including local shops, schools etc plus easy access to the city centre and motorway networks. **VIEWING IS HIGHLY RECOMMENDED.**

ACCOMMODATION

A pvc double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL

It is a good sized hall, it has a return style staircase giving access to the first floor accommodation, a built in understairs storage cupboard, a pvc double glazed window, a central heating radiator and a glazed door leading into a large open plan living/ dining room.

OPEN PLAN LIVING DINING ROOM

20'9" x 13'2" max (6.32m x 4.01m max)

A nice spacious open plan living space with a deep pvc double glazed bay window to the front, a further set of pvc double glazed double opening doors which lead out into the rear garden, a feature central fire place with electric fire inset, a double panel central heating radiator, coving to the ceiling, two central ceiling lights, wall lights and a serving hatch from the kitchen.

KITCHEN

12'0" x 10'0" max (3.66m x 3.05m max)

This is a good size, fitted with a range of high and low level units finished with wood effect cabinet doors, a contrasting work surface and a 1 1/2 bowl porcelain style sink with a mixer tap. There is plumbing for an automatic washing machine with a recess, room for a tall fridge freezer, a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems, a double panel central heating radiator, tiled flooring, inset spotlighting to the ceiling, a pvc double glazed window with an outlook over the rear garden and a pvc double glazed exterior door.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an

access point into the loft space via a retractable ladder and doors to the remaining accommodation.

BEDROOM 1

12'7" x 11'1" max (3.84m x 3.38m max)

A lovely double bedroom, there are fitted wardrobes incorporating a double bed recess, a pvc double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

12'6" x 8'9" max (3.81m x 2.67m max)

A second double bedroom, it has a range of fitted wardrobes plus a built-in cylinder cupboard, a pvc double glazed window, a ceiling light and a central heating radiator.

BEDROOM 3

9'7" x 6'8" max (2.92m x 2.03m max)

This has a pvc double glazed window to the front, built in over stairs cupboard, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is fitted with a cream coloured suite that comprises of a panelled bath with an independent electric shower over, a wash basin inset to a vanity unit, a heated towel rail/ radiator, a pvc double glazed window and a central ceiling light.

SEPARATE W/C

Fitted with a low flush w/c, a pvc double glazed window and a ceiling light.

OUTSIDE

To the front of the property there is an attractive garden, this is mainly lawned with shaped flowerbeds and borders. There is brick walling to the perimeters

and a block paved side driveway which provides car standing and in turn leads to a detached sectional garage.

DETACHED SECTIONAL GARAGE

This has a metal up and over door with light laid on.

REAR GARDEN

The rear garden is all nicely enclosed with concrete posts and timber fencing to the perimeters, it is mainly lawned with shaped flower beds and borders plus a further area tucked in behind the garage.

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 2024.

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, O2 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

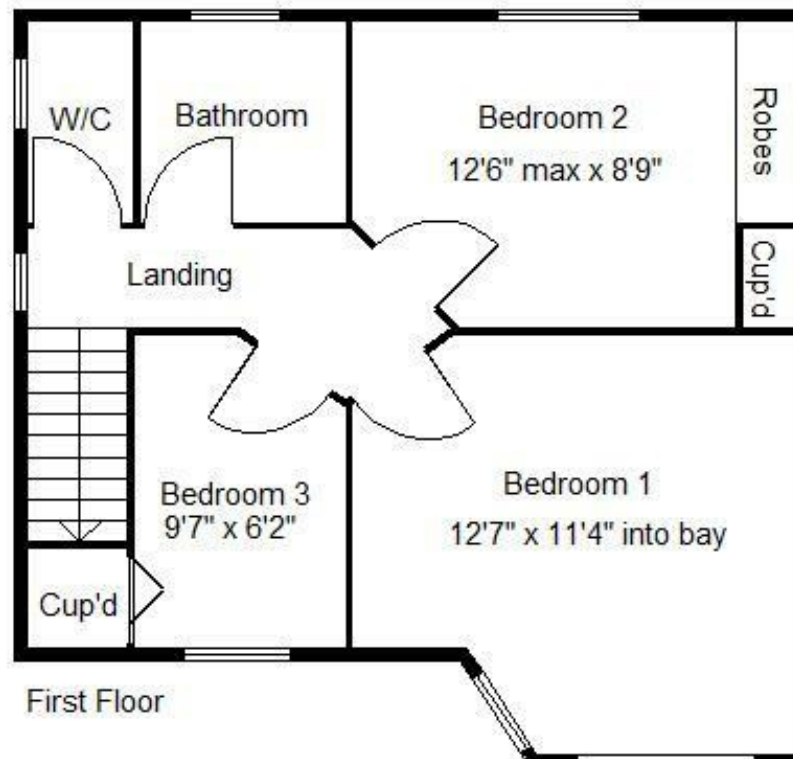
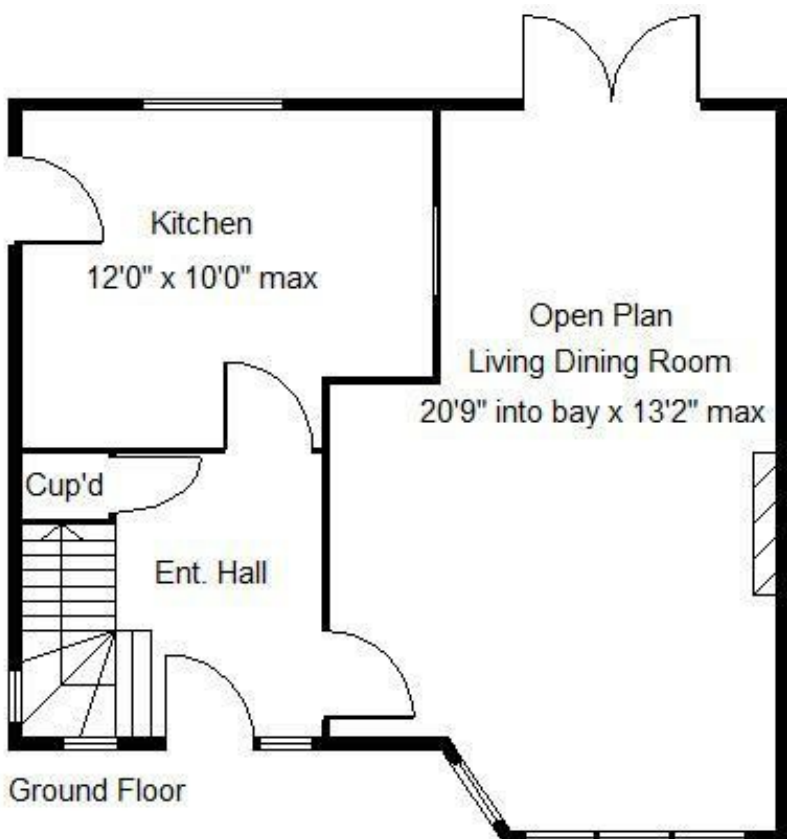
DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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 plus) A		
(81-91) B		83
(69-80) C	67	
(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	