

sales  
lettings  
and service

horton knights of doncaster



Norborough Road, Wheatley, Doncaster, DN2 4AU  
Asking Price £215,000



**FULLY RENOVATED / PERIOD STYLED 3 BEDROOM TERRACED / GORGEOUS CONTEMPORARY INTERIOR / NEWLY INSTALLED KITCHEN WITH APPLIANCES / NEW BATHROOM / 3 LARGE BEDROOMS / LANDSCAPED REAR GARDEN //**

A beautifully renovated 3 bedroom period style terraced house finished with a modern contemporary style interior yet retaining many period features. The house sits on a popular central roadway and therefore benefits from easy access to the City centre, hospital and amenities. It has a gas central heating system new boiler installed (date), new grey coloured pvc double glazing to the front ( date) and briefly comprises: Entrance portico, long hall, lounge with a feature bay window, separate dining room which opens into a gorgeous newly fitted kitchen, with a host of integrated appliances, rear lobby/ utility, and a ground floor w/c. First floor landing, 3 good sized bedrooms, and a new white bathroom, including a shower. Outside are the front and rear courtyard gardens, all neatly presented, with restricted street parking to the front. NO CHAIN. EARLY VIEWING ESSENTIAL.

**ACCOMMODATION**

An ornate arch gives access into an open portico finished with geometric style tiled flooring and a composite type exterior door.

**LONG ENTRANCE HALL**

This has a central heating radiator, a modern luxury vinyl tile ( LVT )style flooring, ornate decorative arch with ornate corbels, staircase to the first floor accommodation, tall ceiling with inset spotlighting, and new interior doors which can be found throughout the remainder of the accommodation.

**LOUNGE**

**15'4" x 10'7" max (4.67m x 3.23m max )**  
A large front facing reception room, it has a beautiful feature deep pvc double glazed bay window to the front, a continuation of the LVT flooring, a central heating radiator, a central ceiling light.

**DINING ROOM**

**13'4" x 11'0" (4.06m x 3.35m )**  
The dining room opens into the newly fitted kitchen, creating a much more contemporary feel. It has a pvc double glazed window to the rear, double panel central heating radiator, LVT style flooring and a central ceiling light.

**OPEN PLAN KITCHEN**

**15'0" x 9'0" (4.57m x 2.74m )**  
Newly fitted and finished with a range of high and low level units in a light grey coloured cabinet door and a contrasting marble effect work surface. A host of integrated appliances include, a 4 ring induction hob, with matching glass splash back, cooker hood, an integrated double oven, a combination style microwave and an integrated dishwasher. There is a one and a half bowl composite sink unit with shower rinse style mixer

tap. The work surface extends to provide a breakfast bar. Plus there is a deep recess suitable for American style fridge freezer. A tall contemporary style radiator, a deep built in understairs storage cupboard, inset spotlighting to the ceiling, and part glazed door which leads into a utility room.

**UTILITY/ LOBBY**

This has a continuation of the LVT flooring, a deep built-in cupboard housing a gas fired combination type boiler which supplies domestic hot water and central heating systems, a timber casement window, pvc double glazed exterior door, and further internal door to the ground floor w/c.

**GROUND FLOOR W/C**

Fitted with a new two piece white suite comprising of low flush w/c, wash hand basin inset to bathroom furniture, there is a central heating radiator, LVT flooring, ceiling light, and a timber casement window.

**FIRST FLOOR LANDING**

A galleried style landing with a spindled banister rail and an ornate newel post. There is a tall built in cupboard at the top of the stairs, an access point into the loft space via a retractable ladder, and doors to bedrooms and bathroom.

**BEDROOM 1**

**15'10" x 14'2" (4.83m x 4.32m )**  
A particularly large double bedroom, as evidenced by the room measurements, it has a broad pvc double glazed bay window to the front, central heating radiator, and a ceiling light.

**BEDROOM 2**

**13'6" x 8'10" (4.11m x 2.69m )**  
This again is a good size, it has a pvc double glazed window with an outlook to the rear, a central heating radiator, and a central ceiling light.

**BEDROOM 3**

**10'2" x 9'0" (3.10m x 2.74m )**  
This is still a double room, though slightly smaller, it has a pvc double glazed window with an outlook to the rear, double panel central heating radiator, and a central ceiling light.

**BATHROOM**

Beautifully finished and fitted with a new white suite contrasting with grey bathroom furniture. It has a panelled bath with shower over, including rainfall style shower head and glazed shower screen, a wash hand basin, low flush w/c inset to vanity furniture, tiling to the four walls, pvc double glazed window, inset spotlight into the ceiling, extractor fan, contemporary style towel rail/ radiator, and geometric style tiled flooring.

**OUTSIDE**

To the front of the property there is an attractive enclosed courtyard style garden, this is hard landscaped with ornate flowerbed, fencing and pedestrian pathway giving access to the front door.

**REAR GARDEN**

This is a particularly large South-Westerly facing rear garden, there is a cultivated area with an ornamental tree inset, plus decorative stones & chippings, brick walling to the perimeters and a gate giving access onto a wide rear lane.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various (most new as of 2024).

HEATING - Gas radiator central heating. Age of boiler 2024.

COUNCIL TAX - Band A

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.

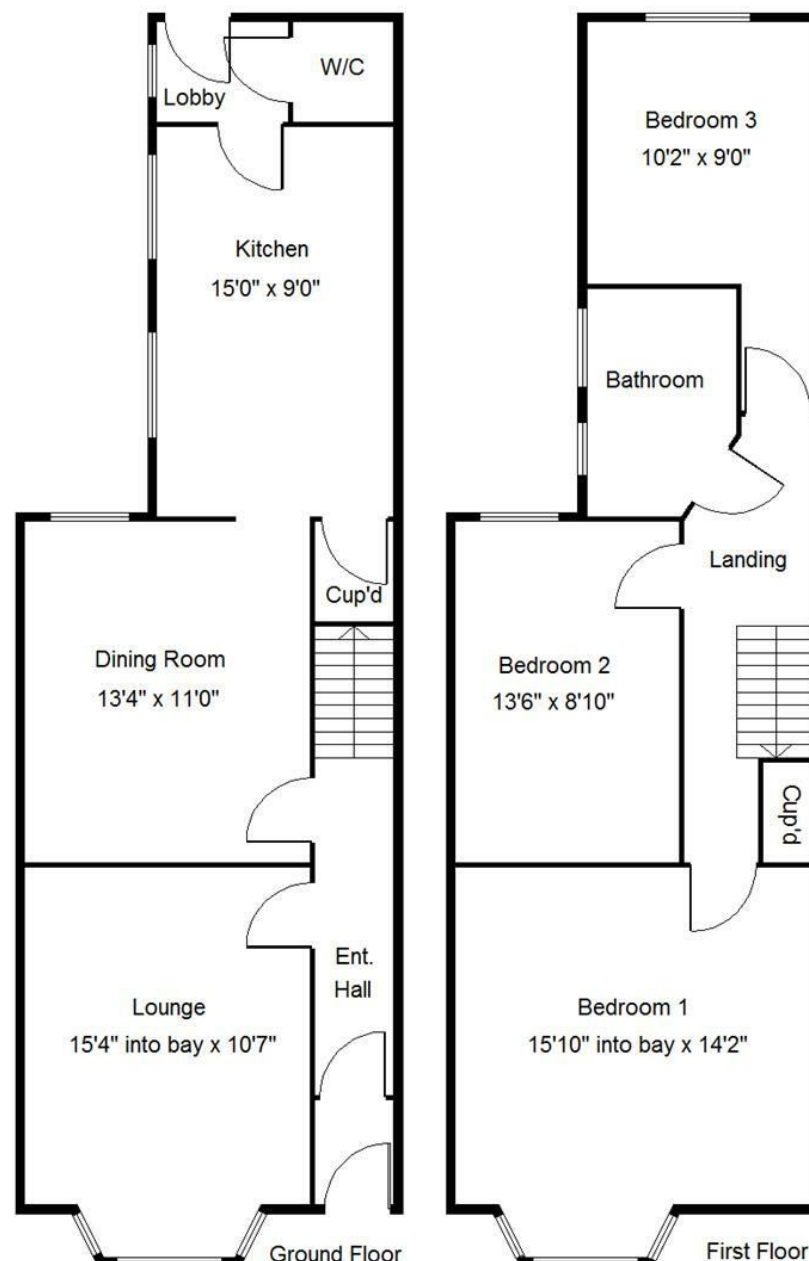
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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			87
(81-91) B		72	
(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	

