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Palmer Street, Doncaster, DN4 5DD
Offers Over £200,000 - £210,000

THREE BEDROOM DETACHED HOUSE / PVC DOUBLE GLAZED WINDOWS / LARGE MAIN DOUBLE BEDROOM WITH EN-SUITE / KITCHEN AND LOUNGE WITH DOUBLE OPENING FRENCH STYLE DOORS / LARGE GARDEN WITH GOOD SPACE FOR ENTERTAINMENT /

This delightful and very nicely presented detached home sits on this corner plot position close to Doncaster city centre. It benefits from pvc double glazing throughout and a gas fired central heating via a combi boiler and comprises, entrance hall, lounge, smart fitted kitchen with a range of integrated appliances, utility room/ w/c, first floor landing, three double bedrooms with the primary suite having en-suite facilities, and a main house shower room. Outside as mentioned, the property is well catered for with front and side gardens plus a large than one might expect rear garden, and a tandem driveway providing off street parking for a couple of vehicles . As mentioned the amenities on offer because of its location are fantastic including city centre bus routes, major roads etc. All in all an excellent property with a really nice decorative scheme inside, viewing is highly recommended to appreciate all the property has to offer.

ACCOMMODATION

A double glazed composite style door gives access to the entrance hall.

ENTRANCE HALL

A nice spacious entrance hall with stairs rising to the first floor, a pvc double glazed window to the side, a central heating radiator, ceramic tiled flooring and doors leading off to the remaining ground floor accommodations.

LOUNGE

16'0" x 15'4" max (4.88m x 4.67m max)

The lounge is a nicely proportioned and well presented room with 4 pvc double glazed windows to the front and rear elevations including double glazed French style doors to the rear, feature radiators and coving to the ceiling.

OPEN PLAN DINING KITCHEN

20'2" x 10'10"max (6.15m x 3.30mmax)

Again this is a lovely well proportioned space, with white high gloss wall mounted cupboards and based units, with a roll edge work surface incorporating a one and a half bowl sink and a bras style mixer tap. There is tiling to the splashback areas and further ceramic tiling to the floor. Integrated appliances include, a brushed stainless steel fan assisted oven, matching microwave, recently fitted five ring gas hob, with brushed stainless steel splashback and extractor hood above. There is also an integrated fridge freezer, and plumbing for a dishwasher with appliance recess. Again, twin aspect with pvc double glazed window to the side and french style doors giving access into the rear garden, double panel radiator, and halogen spotlights inset to the ceiling.

UTILITY ROOM

This is a useful room given that it offers utility and w/c space as one. It has a white low flush w/c, wall mounted cupboard and based unit with a roll edge work surface incorporating a

single bowl stainless steel sink with tiled splashbacks. It also houses the combination boiler with ceramic tiling continued from the kitchen area. Central heating radiator and an extractor fan.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing. There is a pvc double glazed window to the side elevation, access to the loft space, and doors leading off to the remaining first floor accommodation.

BEDROOM 1

14'1" x 10'11" max (4.29m x 3.33m max)

A lovely double bedroom, having pvc double glazed windows to the side elevations, one overlooking the garden and one overlooking the side of the property, central heating radiator, and a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

Smartly fitted with a modern three-piece white suite comprising of a low flush w/c, wall mounted wash hand basin and a shower cubicle housing a wall mounted electric shower. There is tiling to the shower cubicle and splashback areas with matching ceramic tiling to the floor. Shaver socket, extractor fan and a central heating radiator.

BEDROOM 2

12'8" x 11'5" max (3.86m x 3.48m max)

A lovely second double bedroom with two Pvc double glazed windows to the front, and rear elevations, and a central heating radiator.

BEDROOM 3

9'2" x 8'6" max (2.79m x 2.59m max)

This is a good sized bedroom for a third room, and takes a double bed if required, it has a pvc double glazed window to the front, central heating radiator with a useful built in over stairs storage cupboard.

HOUSE BATHROOM

Recently modified by the current owner, it has a contemporary white three piece suite comprising of a low flush w/c, wall mounted porcelain wash hand basin and a double width shower cubicle housing a mains plumbed shower. All finished in a nice modern fitting with anodized black fittings. Co-ordinating tiling to the shower cubicle and splash back areas with once again matching ceramic tiling to the floor. Wall mounted chrome heating towel rail, extractor fan and pvc double glazed window to the front elevation.

OUTSIDE FRONT

The front area of the property is all nicely finished, it has an area of raised artificial lawn, which is bordered with sturdy railway sleeper. The other side is laid with wood chip and has a selection of mature shrubs and small trees, again creating a nice overall look for the property. A paved access pathway leads to the front entrance door and concrete post and timber fencing to the right hand boundary.

SIDE GARDEN

To the right hand side of the property there is a further garden area, once again neatly finished with concrete post and timber fencing, and a selection of mature shrubs. A paved access pathway gives access to a side gate, giving access into the rear garden, beyond the side garden, there is a tarmacked driveway which is suitable for two vehicles in tandem.

REAR GARDEN

The rear garden is larger than you may think, and provides a really nice space for entertainment, it has a good sized paved patio area, leading to an area of raised decking which currently has a hot tub on it. The hot tub may be available by separate negotiation. This then leads onto a nice area of shaped lawn, plus there is a timber storage shed, and again

a flower border stocked with a variety of flowering plants, shrubs and small trees. To the boundary, there is a combination of brick built wall and timber fencing, and an external water tap and external lighting.

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. TBC

COUNCIL TAX - Band C

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.

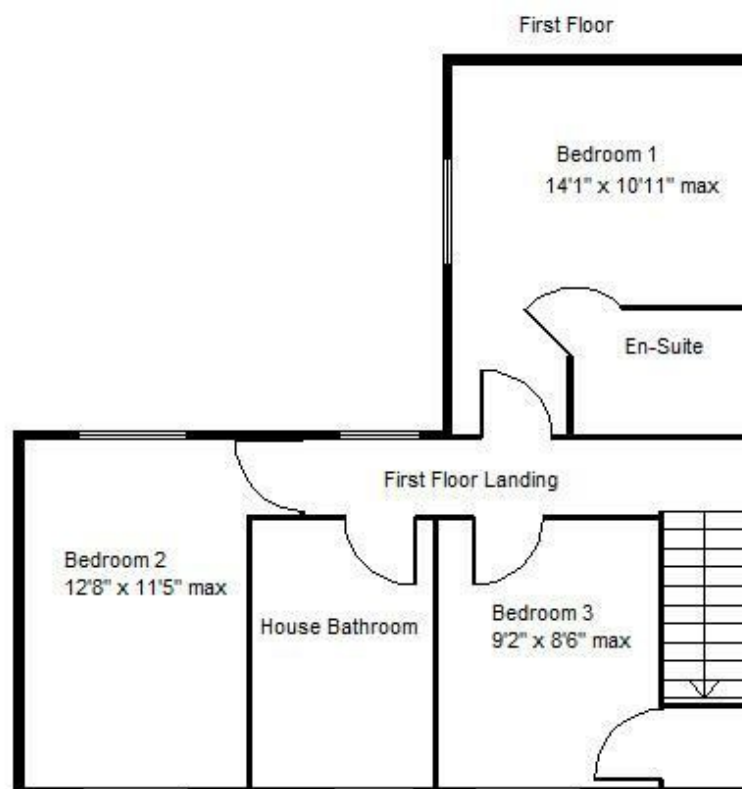
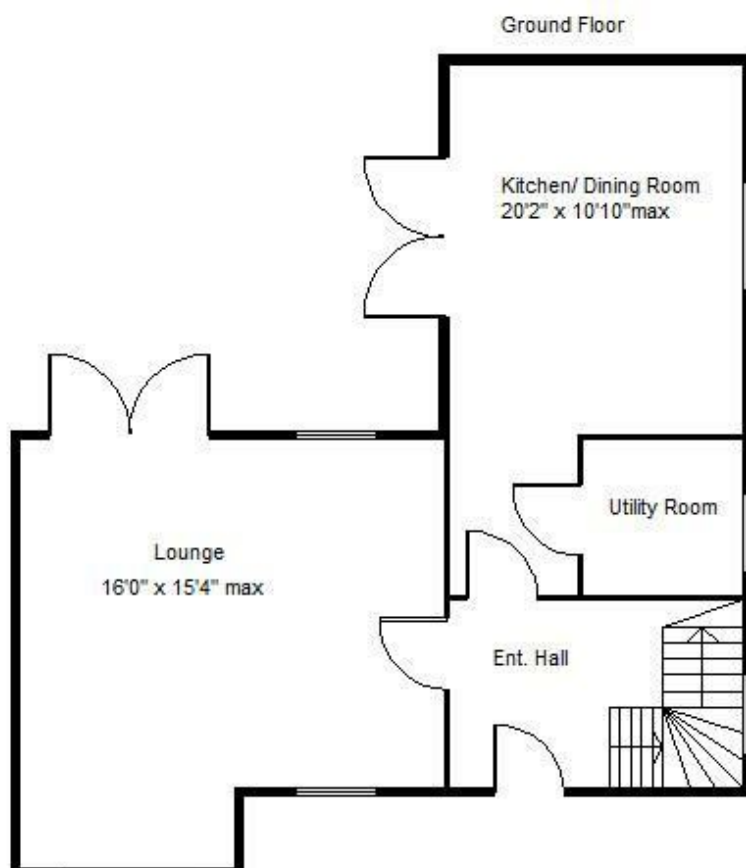
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	