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Wheatley Hall Road, Doncaster  
Price £350,000

**A LARGE 4 DOUBLE BEDROOM DETACHED HOUSE / OFFERING CONTEMPORARY FAMILY LIVING / BEAUTIFUL OPEN PLAN LIVING DINING KITCHEN / EN-SUITE TO MAIN BEDROOM / DRESSING AREA INCLUDING HAMMOND'S FITTED WARDROBES / FOUR PIECE HOUSE BATHROOM / LARGE REAR GARDEN / INTEGRAL GARAGE //**

Located on this very popular development a newly build 4 double bedroom detached house with a stunning open plan living dining kitchen arrangement including a feature bay giving access into the rear garden. It will be constructed with gas radiator central heating, PVC double glazing and will comprise: Entrance hall with storage, a beautiful front facing lounge, a large open plan living dining kitchen with an integrated appliance package, utility area and a ground floor wc. First floor landing, 4 double bedrooms, the main bedroom offers ample space for fitted wardrobes and has an en-suite shower room off, plus there is a large house bathroom which includes a separate shower enclosure. Outside there is a good sized garden, the front provides off road parking, an integral garage and a lovely larger Westerly facing rear garden. Well placed with access to local amenities including Wheatley Park shopping centre M&S, Next, etc. and access to the M18 and motorway network. VIEWING HIGHLY RECOMMENDED.

**ACCOMMODATION**

An open brick porch leads to a composite double glazed entrance door and leads into the property's entrance hall.

**ENTRANCE HALL**

An attractive entrance hall with a feature staircase to the first floor accommodation with a deep built in understairs storage cupboard, a central heating radiator, and a door into the lounge.

**LOUNGE**

**17'2" x 10'4" (5.23m x 3.15m)**

An attractive and good sized front facing reception room, with a broad PVC double glazed window to the front, a central heating radiator and a central ceiling light fitment.

**OPEN PLAN LIVING DINING KITCHEN**

**17'6" x 17'2" max (5.33m x 5.23m max)**

This large open plan room extends across the rear elevation and has a deep double glazed bay with double doors giving access into the rear garden. It creates a very contemporary informal living space perfect for a modern buyer. There is a comprehensive choice of high quality fitted kitchens (subject to build status) in a range of modern colours. The room is centrally heated, there is an additional PVC double glazed window, ceiling lights and a deep built in storage cupboard. From here there is access into a separate utility area.

**UTILITY AREA**

With plumbing for a washing machine and room for tumble dryers etc. There is a composite style double glazed rear door and an internal door into the ground floor cloaks W/C.

**GROUND FLOOR CLOAKS W/C**

This has been cleverly designed and is fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin. All smartly finished with tiling to the splash backs, a central heating radiator and an extractor fan.

**FIRST FLOOR LANDING**

A open landing area with an access point into the loft space, a central heating radiator, a deep built in cupboard housing the pressurised hot water cylinder and doors to the bedrooms and bathroom.

**BEDROOM 1**

**17'4" max x 13'4" (5.28m max x 4.06m)**

A beautiful principal bedroom, designed to accommodate fitted furniture, it has a two PVC double glazed windows to the front, two central heating radiators, a central ceiling light. There is also a dressing area with Hammond fitted wardrobes.

**EN SUITE SHOWER ROOM**

All beautifully finished with a modern white suite that comprises of a shower enclosure, a wash hand basin and a low flush W/C, tiling to the client's specification, a central heating radiator/ towel rail, a PVC double glazed window and an extractor fan.

**BEDROOM 2**

**13'7" x 10'3" (4.14m x 3.12m)**

A large second double bedroom with a PVC double glazed window to the front, a central heating radiator and a central ceiling light fitment.

**BEDROOM 3**

**12'8" x 10'4" (3.86m x 3.15m)**

A third double bedroom with a PVC double glazed window with an outlook over the rear garden, a central heating radiator and a central ceiling pendant light.

**BEDROOM 4**

**13'7" x 9'7" (4.14m x 2.92m)**

A fourth double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Beautifully finished with a modern 4 piece white suite that

comprises of a panelled bath with a corner tap, a separate shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and a matching low flush W/C. There is a PVC double glazed window, an extractor fan and a central heating radiator.

**OUTSIDE**

The property stands on one of the larger plots and the rear enjoys a westerly aspect and therefore the afternoon and evening sun. To the front of the property there are two off road parking spaces side by side which in turn leads to an integral garage.

**AGENTS NOTES:**

**PHOTOGRAPHS** - Digital images displayed in the brochure are of the show home, which is the same house type as Plot 53. They are designed to create a visual reference and understanding of size, style and space.

**NEW BUILD WARRANTY** - The property will have a 10 year NHBC Warranty.

**TENURE** - FREEHOLD.

**OFFERS** - Part exchange is available with this plot, subject to terms and conditions.

**ESTATE CHARGE** - TBC.

**SERVICES** - All mains services will be connected.

**DOUBLE GLAZING** - PVC double glazing. New.

**HEATING** - Gas radiator central heating.

**COUNCIL TAX BAND** - Rate not available yet - new build.

**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 taken from builder's specifications. They are provided 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.

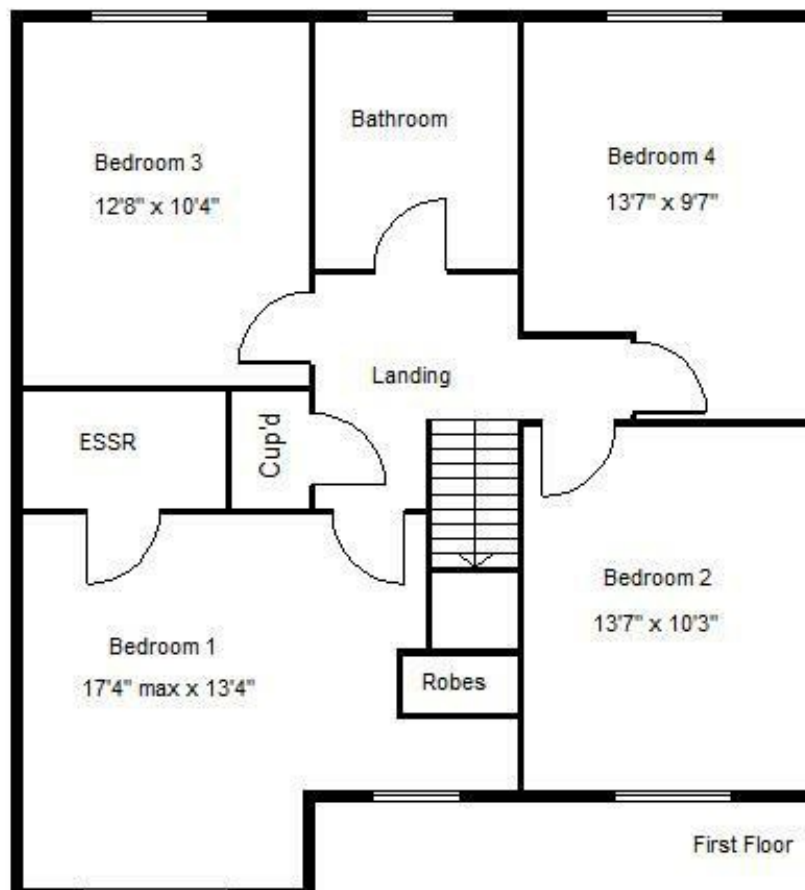
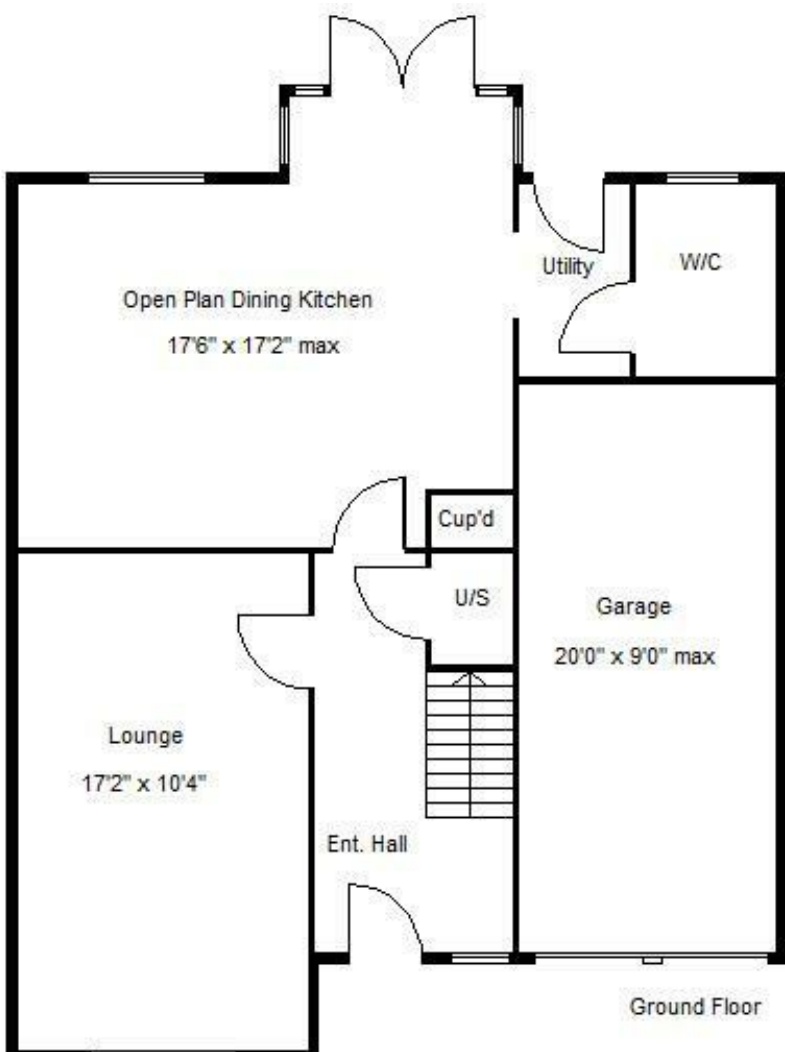
**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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](http://www.hortonknights.co.uk)

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	