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Rockley Nook, Wheatley Hills, Doncaster, DN2 5AH
Guide Price £195,000

Situated on this secluded cul-de-sac just off Thorne Road, an extended 3 bedroom semi detached house offered with NO ONWARD CHAIN!

The property on offer benefits from majority PVC double glazing, gas fired central heating via a combi boiler and briefly comprises: Entrance vestibule giving access into the property's entrance hall, open plan lounge/ dining area extending to over 24ft in length, extended kitchen with integrated appliances, first floor landing, 2 good sized double bedrooms, a large single bedroom plus a bathroom with a 3 piece white suite. Outside, the property is equally well served with off street parking, a detached garage and side and rear gardens. The property is well placed for access to anything a growing family may need including schools, bus routes, supermarkets etc. Offered with NO ONWARD CHAIN... early viewing is recommended.

ACCOMMODATION

PVC double glazed French style doors give access into the entrance vestibule.

ENTRANCE PORCH

A further PVC double glazed door gives access into the property's entrance hall.

ENTRANCE HALL

With stairs rising to the first floor, an understairs storage area, coving to the ceiling, a central heating radiator and doors leading off to the ground floor accommodation.

OPEN PLAN LOUNGE/ DINING AREA

25'9" into bay x 11'1" (7.85m into bay x 3.38m)
Extending to over 24'0" in length, this large room has a PVC double glazed square bay window to the front and a PVC double glazed door with side screens giving access into the rear garden. There is an electric fire set onto a raised hearth with a timber mantle, coving to the ceiling including 2x ceiling roses and a large central heating radiator.

KITCHEN

13'6" max x 13'2" max (4.11m max x 4.01m max)
The kitchen itself has been extended and has a range of modern wall mounted cupboards and base units with a marble effect square edge work surface incorporating a single bowl sink with matching marble style tiled splashbacks. There is an integrated brushed stainless steel fan assisted electric oven with a four ring gas hob above plus plumbing for a washing machine with an appliance recess, a wood style vinyl floor covering, an extractor fan, 3 double glazed windows to the rear, 1 double glazed window to the front and a PVC double glazed door giving access to the side of the property.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With an access point into the loft space, a PVC double glazed window to the side and doors to the bedrooms and bathroom.

BEDROOM 1

11'1" x 11'0" (3.38m x 3.35m)
A nice sized double room with a PVC double glazed window to the front, a double panel radiator, a wash hand basin set into the alcove and a built in cupboard which houses the gas central heating boiler.

BEDROOM 2

12'10" x 9'2" to w/r (3.91m x 2.79m to w/r)
Another nice sized double bedroom with a PVC double glazed window to the rear, a central heating radiator and a bank of fitted wardrobes to the right hand side plus a built in wash hand basin.

BEDROOM 3

8'11" x 8'0" (2.72m x 2.44m)
A larger than average third bedroom, being over 8ft squared, it has a PVC double glazed window to the rear, a central heating radiator and a delft rail.

BATHROOM

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. There is a window to the front elevation, a wood effect vinyl floor covering, a central heating radiator, spotlighting to the ceiling and an electric convector heater.

OUTSIDE

To the front of the property, there is off street parking and a raised rockery style garden, the paved driveway provides off street parking for 1/2 vehicles and leads

to a detached garage. There is more garden space to the side of the property which is again laid with paving and has a small pond. Access to the left side of the property leads on round to the side entrance door and the rear garden.

REAR GARDEN

The rear garden is laid to gravel for easier and lower maintenance, with concrete posts and timber fencing to the boundary. Attached to the rear of the property is a solid brick built covered area with potential for creating an outdoors entertainment space. There is also an external water tap and external lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Majority PVC double glazing, where stated. Age of units various.

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

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.

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

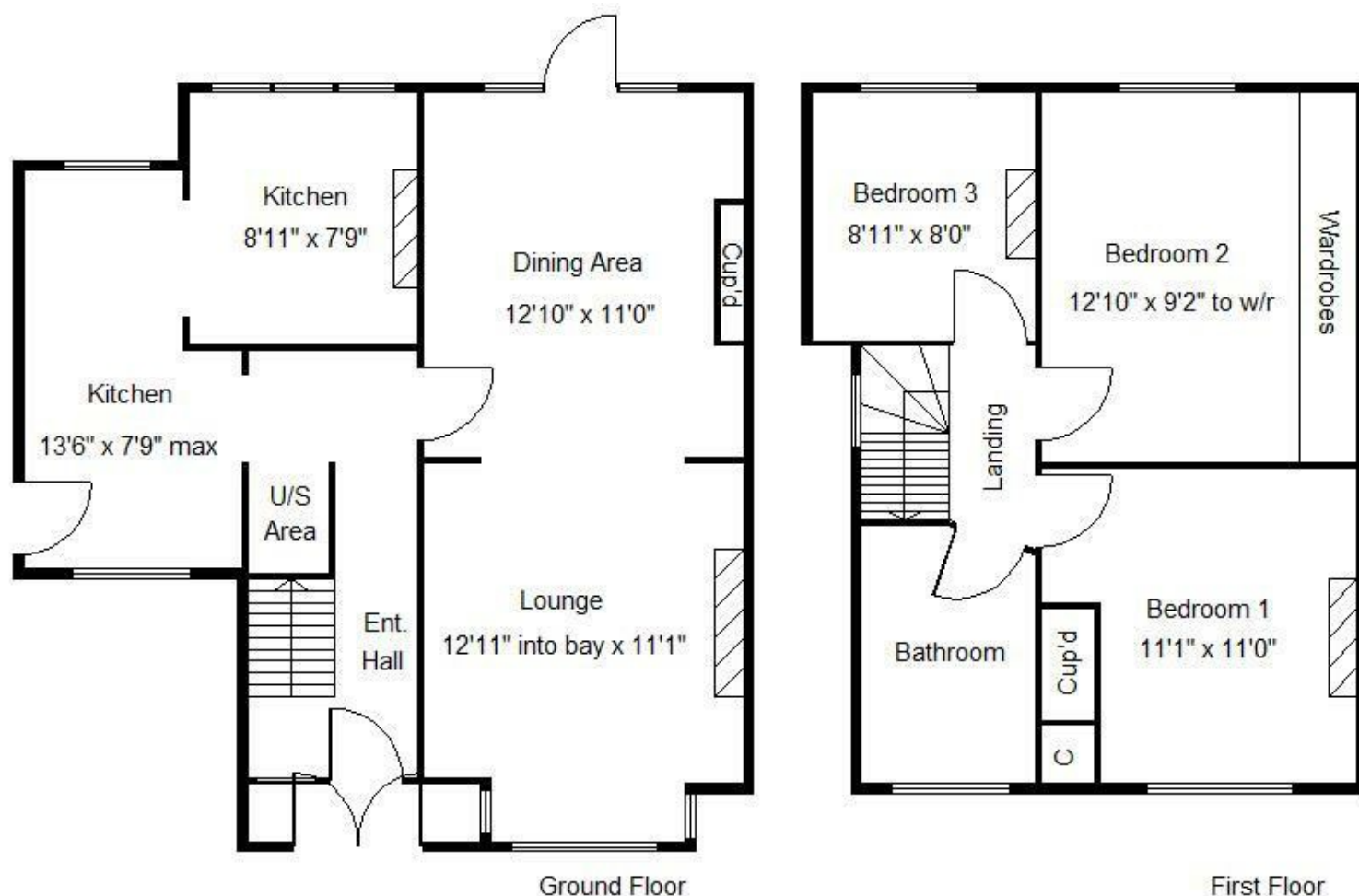
DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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		
(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