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Westminster Drive, Dunsville, Doncaster, DN7 4QB
Price £240,000

IMMACULATE 3 BEDROOM DETACHED HOUSE / MODERN KITCHEN & SEPARATE UTILITY ROOM / ENSUITE SHOWER ROOM & GFWC / GOOD SIZED FAMILY LIVING / SOUTH WEST FACING REAR GARDEN / AMPLE PARKING AND GARAGE / VIEWING ESSENTIAL //

Located on this popular development, an immaculate 3 bedroom detached house offering ready to move into living. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor WC, spacious lounge, separate dining room, modern white kitchen with integrated appliances, utility room, first floor landing 3 good sized bedrooms, the main bedroom has an en-suite shower room off, plus a separate family bathroom. Outside are attractive well maintained gardens, the front offers ample off road parking and leads to an integral garage. The rear is enclosed and enjoys a lovely South Westerly aspect. Great location with access to Dunsvilles' amenities, plus access to the motorway network via the M18. Viewers will not be disappointed.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

All smartly finished, this has a modern laminate floor covering, a central heating radiator, a staircase leading to the first floor accommodation, a central ceiling light and a smoke alarm. A door from here leads into the ground floor W/C.

GROUND FLOOR W/C

This is fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin and there is a PVC double glazed window to the front.

LOUNGE

14'0" x 14'0" (4.27m x 4.27m)

An attractive square shaped room with a PVC double glazed bay window to the front, there is a central ceiling light, a central heating radiator, coving to the ceiling and a broad opening which leads through into a separate dining room.

DINING ROOM

9'8" x 8'9" (2.95m x 2.67m)

This has a PVC double glazed window to the rear, a central heating radiator, modern laminate flooring, coving and a ceiling light. From here, a door leads into the kitchen.

KITCHEN

9'7" x 8'4" (2.92m x 2.54m)

Fitted with a range of modern high and low level units finished with a rolled edge work surface over and a matching up stand. There is a four ring ceramic hob with a glass splashback, an extractor hood above and an integrated oven beneath plus a single drain stainless steel sink unit with a mixer tap. There is a PVC double glazed window, modern high gloss tiles and a door which leads through into the coordinating utility room.

CO-ORDINATING UTILITY ROOM

This has a range of coordinating units finished with a matching work surface and tiling. There is a single drain stainless steel sink unit, plumbing for an automatic washing machine/ dishwasher, a composite style double glazed door, a PVC double glazed window, coving and a central ceiling light. An integral door from here leads into the property's garage.

FIRST FLOOR LANDING

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

BEDROOM 1

14'2" x 9'8" (4.32m x 2.95m)

A lovely double room, it has a PVC double glazed window to the front, laminate flooring, a central ceiling light and a door to the en suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a modern 3 piece white suite comprising of a corner shower enclosure with a shower, a wall mounted wash hand basin with a mixer tap and a low flush W/C. There is modern tiling to the four walls with a decorative feature tile, coordinating floor tiling, a PVC double glazed window, a wall mirror and inset spotlighting to the ceiling.

BEDROOM 2

10'0" max x 8'8" (3.05m max x 2.64m)

A good sized second bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and fitted wardrobes set into the recess concealing hanging rail and storage.

BEDROOM 3

8'6" x 8'4" (2.59m x 2.54m)

A similar sized room, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern 3 piece white suite comprising of an offset corner bath with a central mixer tap and shower rinse, a wall mounted wash hand basin and a low flush W/C. There is ceramic tiling to the walls, coordinating floor tile, a PVC double glazed window and a heated towel rail.

OUTSIDE

To the front of the property there is an attractive garden, this has been block paved and provides ample car parking for 3 cars, which in turn leads to an attached garage.

ATTACHED GARAGE

18'0" x 8'0" (5.49m x 2.44m)

With an up and over door, power and light laid on.

REAR GARDEN

The rear garden is all nicely enclosed with concrete posts and timber fencing to the perimeters. There is a block paved patio and sitting area which leads onto a lawn which enjoys a more open backdrop beyond.

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, 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

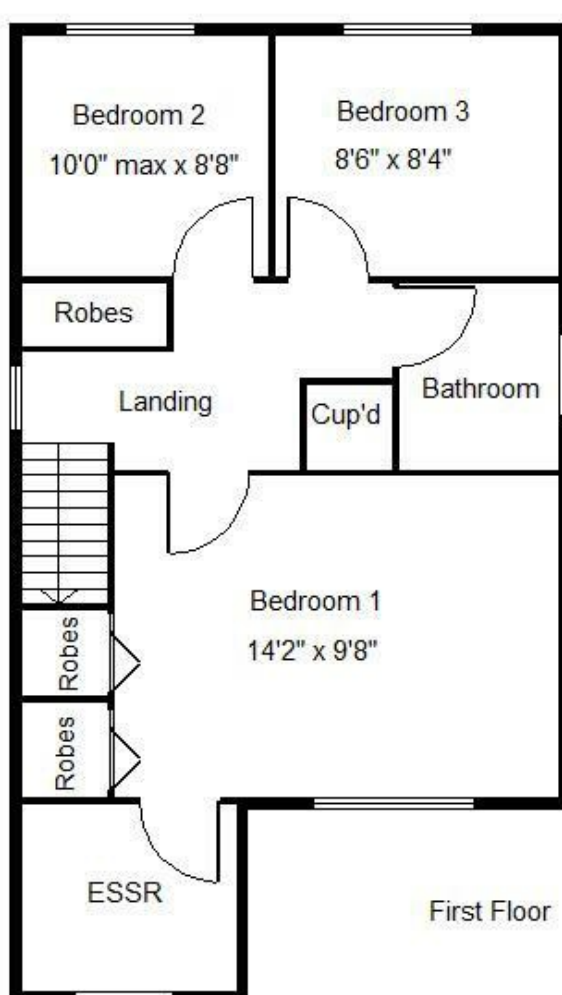
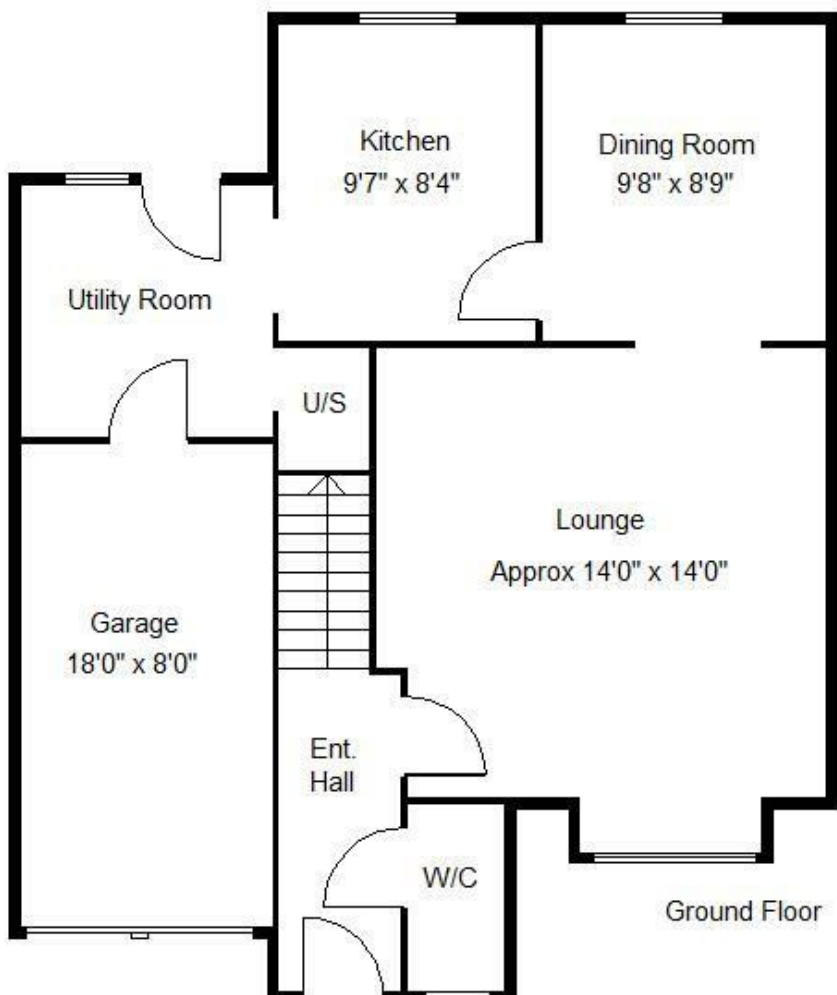
is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take 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	