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Victoria Road, Bentley, Doncaster, DN5 0HA
Offers Over £165,000

IMMACULATE DOUBLE FRONTED 3 BEDROOM SEMI DETACHED HOUSE / FANTASTIC POSITION WITH LARGE GARDEN AND OPEN REAR ASPECT / SIDE DRIVE AND DETACHED GARAGE / MODERN DECOR THROUGHOUT / LARGE OPEN PLAN KITCHEN / VIEWING ESSENTIAL //

Located on this popular roadway, with an open aspect to the rear, a large double fronted 3 bedroom semi detached house. Beautifully presented with modern decor throughout, it's ready to move into. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, open plan dining kitchen with integrated cooking appliances, rear lean to style utility/ lobby, first floor landing, 3 good sized bedrooms and a modern bathroom with a white suite. Outside are attractive gardens and ample off road parking to the front, enclosed rear garden with an open aspect into the rear including a garage and a timber studio. With access to a wealth of amenities within Bentley, and nearby Doncaster city centre, viewing is definitely recommended.

ACCOMMODATION

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

ENTRANCE HALL

All smartly presented with modern colour tones including feature panelling to half wall height, there is a central ceiling light, tiled flooring and a door into the lounge.

LOUNGE

17'0" x 10'10" (5.18m x 3.30m)

This is an open plan living space, it has a PVC double glazed window to the front and further PVC double glazed double opening doors which lead out onto the property's rear garden. There is a central heating radiator concealed behind a radiator grille, a feature fireplace with a gas fire inset, coving to the ceiling, 2 central ceiling lights and laminate flooring. A door to the rear of the living room leads into the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

17'0" x 14'10" (5.18m x 4.52m)

This can also be accessed from the entrance hall, the kitchen area is fitted with a range of high and low level units with a high gloss white cabinet door, a contrasting work surface and tiling to the splashbacks. The work surface extends to provide a peninsula style breakfast bar, there is a four ring ceramic hob, an integrated oven and an extractor hood above. There is also a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, a recess suitable for a washing machine with plumbing laid on, 2 PVC double glazed windows to the front and rear elevations, a central heating radiator, tiled flooring and a deep built in understairs storage cupboard. From the kitchen a door gives access into a rear lean to style utility room/ rear lobby.

LEAN TO UTILITY / REAR LOBBY

With plumbing for an automatic washing machine, room for a tumble dryer etc, PVC double glazing, a laminate floor covering and a PVC double glazed exterior door.

FIRST FLOOR LANDING

This has a PVC double glazed window with an outlook over the rear garden, a central ceiling light, feature panelling and doors to the bedrooms and bathroom.

BEDROOM 1

14'0" max x 12'1" (4.27m max x 3.68m)

A large double bedroom, it has a PVC double glazed window to the front, a built in cupboard set into the chimney recess, a central ceiling light, a radiator concealed behind a radiator grille and a further large cupboard set over the stairs.

BEDROOM 2

11'8" x 8'8" (3.56m x 2.64m)

A good sized second double bedroom, it has a PVC double glazed window with an outlook to the front, dado rail and a central ceiling light.

BEDROOM 3

8'7" x 8'0" (2.62m x 2.44m)

This has a PVC double glazed window to the rear, a central ceiling light and a central heating radiator.

BATHROOM

All smartly finished with a modern white suite that comprises of a panelled bath with a mixer shower including a rainfall style shower head and a glazed shower screen, a wash hand basin and a low flush W/C inset to a vanity cabinet. There are modern tiles, a PVC double glazed window, a tall contemporary style radiator, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

To the front of the property, there is an enclosed garden area laid mainly to lawn with decorative raised flower borders. A dropped curb gives access to the side driveway which in turn leads to a detached sectional garage.

REAR GARDEN

The rear garden is a particularly good size, it is all enclosed with fencing to the perimeters, there is a paved patio and sitting area with decorative stones, a central lawn with a further raised decked patio and sitting area to the far end and a timber studio style outbuilding. The rear enjoys an aspect over open land beyond giving the feeling of both space and privacy.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age 2017-2019.

HEATING - Gas radiator central heating. Age of boiler 2018.

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, 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

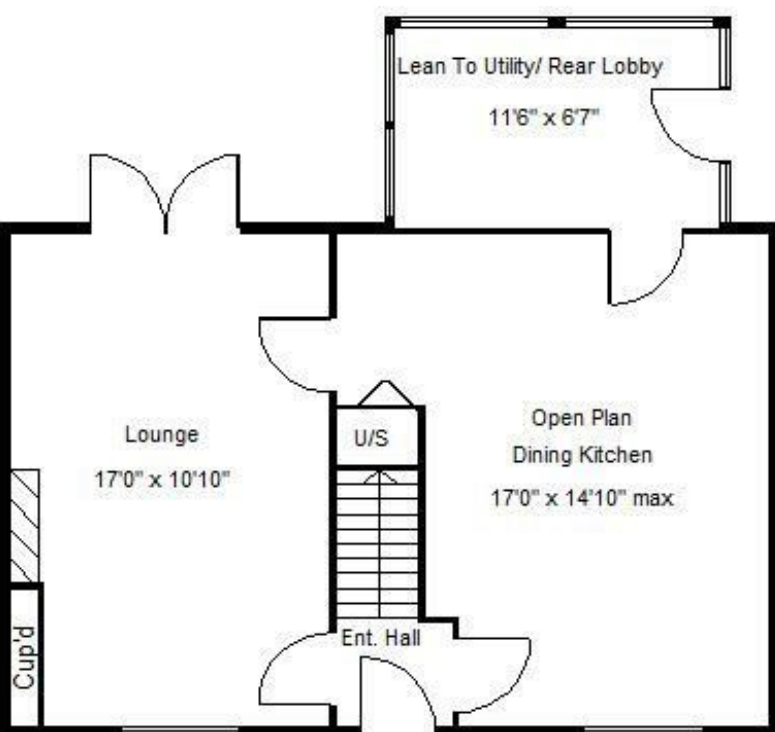
contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

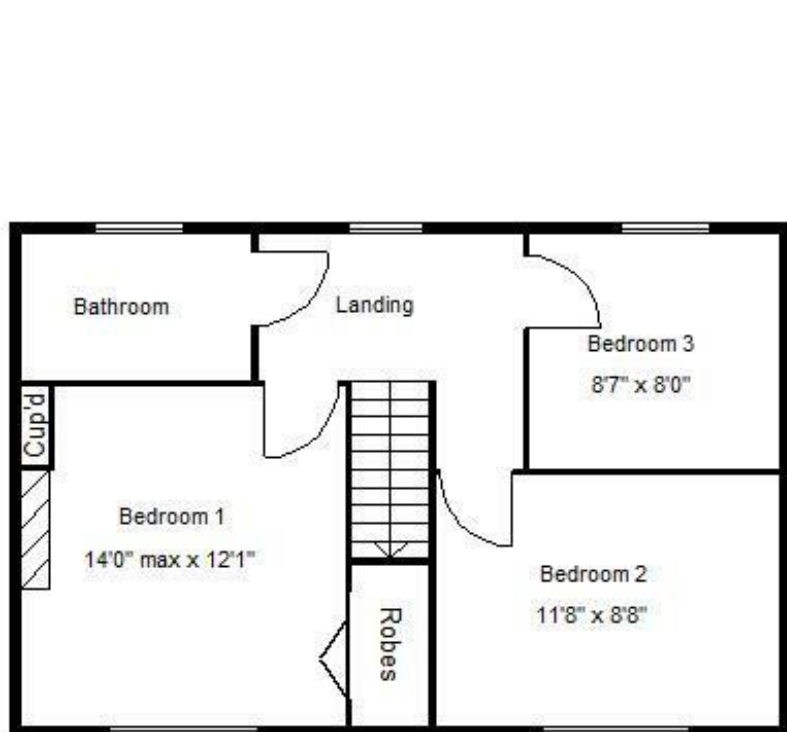
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Ground Floor



First Floor

