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Wakelam Drive, Armthorpe, Doncaster, DN3 2FR  
Guide Price £175,000 - £185,000



**CONTEMPORARY STYLE THREE BEDROOM SEMI DETACHED HOUSE / EXCELLENT CONDITION THROUGHOUT / INTEGRAL GARAGE / MAIN BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM / NOT DIRECTLY OVERLOOKED REAR GARDEN / 2 PARKING SPACES //**

Located on this popular development, a 3 bedroom 3 storey contemporary styled semi detached house. Gas radiator central heating system new combi boiler 2022, pvc double glazing and briefly comprises: Entrance hall, utility room, ground floor bedroom 3, modern shower room, first floor landing, 'L' shaped open plan lounge and a large 'L' shaped dining kitchen with integrated cooking appliances, second floor landing, two further double bedrooms, the main bedroom has Hammond's walk-in wardrobes and an en-suite shower room. Outside enclosed rear garden, not directly overlooked, off road parking to the front for two/possibly three cars plus an integral garage which is fully skimmed and lined previously used as an office. The property is close to Armthorpe's many and varied amenities, with good access to the motorway networks. VIEWING ESSENTIAL.

**ACCOMMODATION**

A new composite style double glazed entrance door leads into the properties entrance hall.

**ENTRANCE HALL**

This is all smartly finished, it has a wood effect ceramic tile floor covering, central heating radiator, central ceiling light, and doors leading to a deep built in storage cupboard.

**UTILITY / LOBBY**

This is fitted with a range of base and walled units with a work surface over, single drainer stainless steel sink unit, tiled splashback, plumbing for automatic washing machine, room for tumble dryer, central heating radiator, tiled flooring and concealed behind a corner cabinet is a gas fired combination type boiler which has been recently installed (2022) and supplies domestic hot water and central heating systems. There is a composite style double glazed door which gives access into the rear garden.

**BEDROOM 3**

**8'6" x 8'0" (2.59m x 2.44m )**

A lovely bedroom, it has a pvc double glazed window to the rear, central heating radiator, vinyl floor covering and a central ceiling light.

**SHOWER ROOM**

This has a modern three piece white suite comprising, shower enclosure with newly installed mains plumbed thermostatic shower, wash hand basin, low flush w/c, central heating radiator, pvc double glazed window, extractor fan, and a central ceiling light.

**FIRST FLOOR LANDING**

The stairway continues to the upper floor, there is a ceiling light, central heating radiator, and door into an attractive L shape open plan living space.

**LOUNGE**

**15'9" max x 14'10" max (4.80m max x 4.52m max)**

A beautiful large front facing reception room, it has two pvc double glazed windows to the front, central heating radiator, modern laminate flooring, central ceiling light.

**DINING KITCHEN**

**14'9" max x 11'3" max (4.50m max x 3.43m max)**

Again this is an L shaped and a good sized room. It has a range of base and walled units fitted with a work surface over including a tiled splashback. There is a four ring gas hob with extractor hood, integrated oven, single drainer one and a half bowl stainless steel sink unit with mixer tap. There is a recess for dishwasher with appropriate plumbing, fridge freezer, two pvc double glazed windows, central heating radiator, modern tiled flooring, and two ceiling light points.

**SECOND FLOOR LANDING**

From here there is an access point into the loft space, central heating radiator, and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'7" x 11'7" (3.84m x 3.53m )**

A large double bedroom, it has a pvc double glazed window to the front, central heating radiator, central ceiling light and a walk-in style wardrobe.

**WALK-IN WARDROBE**

Finished with 'Hammonds' interior hanging rail, storage shelving and light laid on.

**EN-SUITE SHOWER ROOM**

Fitted with a modern three piece white suite comprising of a shower enclosure with mains plumbed shower, wash hand basin, low flush w/c, tiled flooring, pvc double glazed window, extractor fan, and a ceiling light.

**BEDROOM 2**

**14'9" x 8'4" (4.50m x 2.54m )**

A large rear facing double bedroom, it has a pvc double glazed window to the rear, central heating radiator, and a central ceiling light.

**BATHROOM**

Fitted with a three piece white suite comprising of a panelled bath, pedestal wash hand basin and a low flush w/c. There is tiling to the bathing areas and splashbacks, a central heating radiator, tiled flooring, a pvc double glazed window, extractor fan and a central ceiling light.

**OUTSIDE**

To the front of the property there is a tarmac driveway which provides car standing and leads to an integral Garage. Plus a further gravelled area, which provides additional off road parking.

**GARAGE**

**16'1" x 8'2" (4.90m x 2.49m)**

This has an up and over door with power and light laid on, the garage has previously been used as an office and therefore it is fully plastered and lined, perfect for an office/ gym, etc.

**REAR GARDEN**

The rear garden is all nicely enclosed, it has fencing to the perimeters, designed for lower maintenance with a

pebbled landscaped area. The rear garden is not directly overlooked and therefore has a more pleasant outlook.

**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 2022.

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.

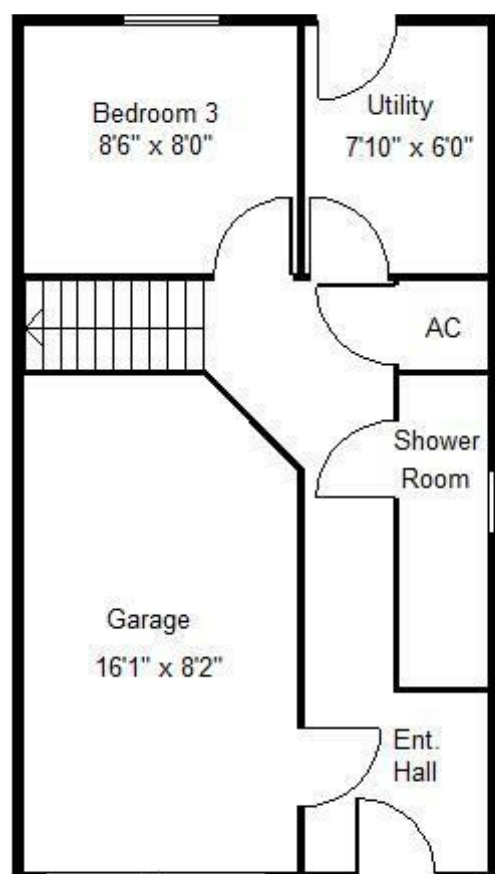
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

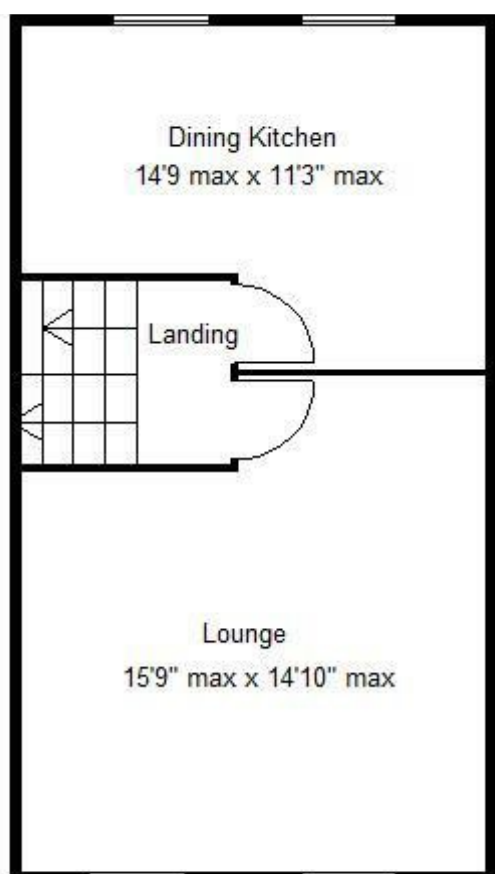
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

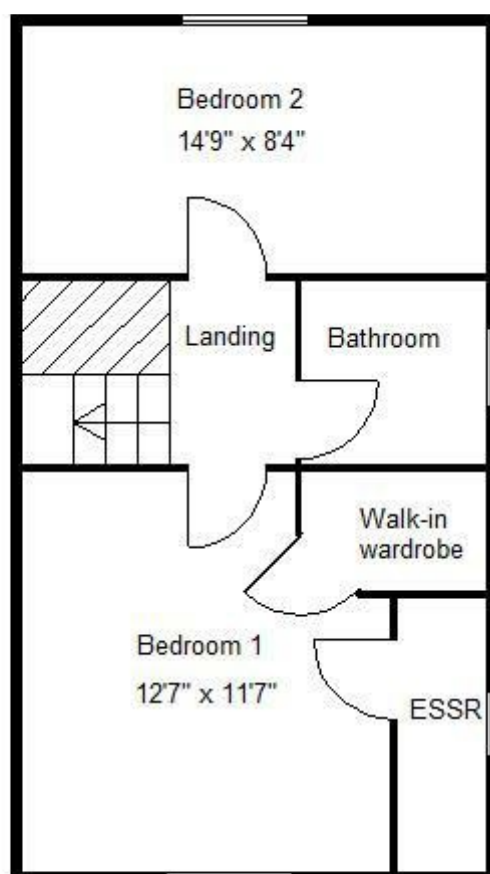
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Second Floor

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		77	88
		EU Directive 2002/91/EC	