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Bluebell Way, Thurnscoe, Rotherham, S63 0FQ
Guide Price £235,000 - £245,000

Set on this new development in Thurnscoe, a 4 bedroom detached house close by to local amenities.

This smartly presented 4 bedroom detached home sits on this new development and is not overlooked at the rear. It benefits from gas fired central heating via a combi boiler and pvc double glazing throughout, the property briefly comprises: Entrance hall, lounge, ground floor w/c, open plan dining kitchen with integrated appliances, utility room, first floor landing, three double bedrooms, a really good sized fourth bedroom and a house bathroom with a white suite. Outside, the property is equally well served with front and rear gardens with a driveway for off street parking and a charging point for an electric vehicle. Situated where the property is gives it good access to local amenities and is in a good position for access to the motorways. Viewing is recommended for all it has to offer.

ACCOMMODATION

A PVC double glazed entrance door gives access to the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor and a large walk in under stairs storage cupboard, central heating radiator and door leading off to the ground floor accommodation.

LOUNGE

13'5" x 12'9" (4.09m x 3.89m)

There is a pvc double glazed window to the front, and a central heating radiator.

GROUND FLOOR W/C

Fitted with a white suit comprising low flush w/c and pedestal with tiled splashback, central heating radiator, tile effect vinyl floor covering, extractor fan and halogen spotlights to the ceiling.

OPEN PLAN DINING KITCHEN

18'2" x 9'9" (5.54m x 2.97m)

A lovely nice bright space. The kitchen area is fitted with a range of modern shaker style wall mounted cupboards and based units, with a rolled edge work surface incorporating a one and a half bowl stainless steel sink. The current owner has also added larder type unit which adds an extra feature to the kitchen, the integrated appliances include a brushed stainless steel electric fan assisted oven with four ring gas hob with four ring gas hob, extractor canopy above and an integrated dishwasher. There is a pvc double glazed window, double glazed french style doors giving access into the rear garden, herring bone tile effect vinyl floor covering, halogen spotlights to the ceiling, and door leading to the utility room.

UTILITY ROOM

The utility room is tucked away off the kitchen and has wall mounted cupboards and base units matching those in the

kitchen area. It has a rolled edge work surface with an integrated washing machine beneath, a wall mounted cupboard which houses the gas central heating boiler, matching flooring continues from the kitchen and an extractor fan.

FIRST FLOOR LANDING

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

The first floor landing is nice and spacious, it has access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

12'9" x 9'10" (3.89m x 3.00m)

This is a good size double room with pvc double glazed window to the front and a central heating radiator.

BEDROOM 2

12'10" x 8'0" max (3.91m x 2.44m max)

This is another good sized double room, with pvc double glazed window to the rear and a central heating radiator.

BEDROOM 3

9'9" x 9'8" (2.97m x 2.95m)

Again this room could be used as a double if required, and has a pvc double glazed window to the front, central heating radiator, and a large built in over stairs storage cupboard.

BEDROOM 4

9'8" x 8'2" (2.95m x 2.49m)

This could be used as a small double or indeed a large single. It has a double glazed window enjoying the view to the rear and a central heating radiator.

HOUSE BATHROOM

Fitted with a three piece modern white suit comprising of a low flush w/c, pedestal wash hand basin and a panelled bath with mains plumb shower above and a brushed

aluminium and glass shower screen. There is tiling to the bathing and splash back areas with a matching tile windowsill, pvc double glazed window to the side, extractor fan, halogen spotlights to the ceiling, and tile effect vinyl floor covering.

OUTSIDE

To the front of the property there is a long garden with paved access pathway and tarmacked driveway providing off street parking, plus an electric car point attached to the side elevation. A timber gate leads from the driveway to the rear garden.

REAR GARDEN

The rear garden is smartly presented and low maintenance. The current owners have put in a large area of patio suitable for table and chairs in the warmer months, as well as hard standing for refuse bins to the side of the property. The patio leads to a shaped lawn, where there is a summer house in the corner and timber fencing to the outer boundary. There is an external water tap attached to the rear elevation.

AGENTS NOTES:

TENURE - FREEHOLD.

ESTATE CHARGES - £13.00 per month, to be paid only once building works have finished.

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 xxxx mbps and upload speeds of up to xxxx 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

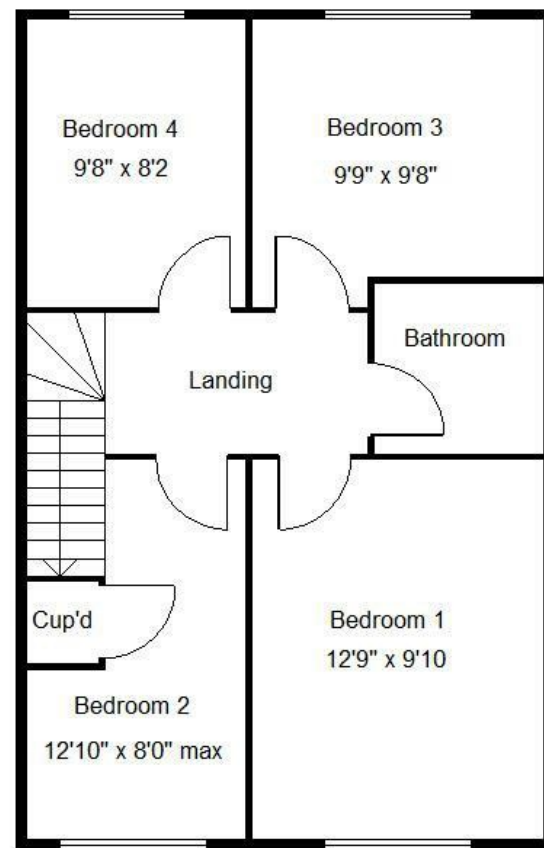
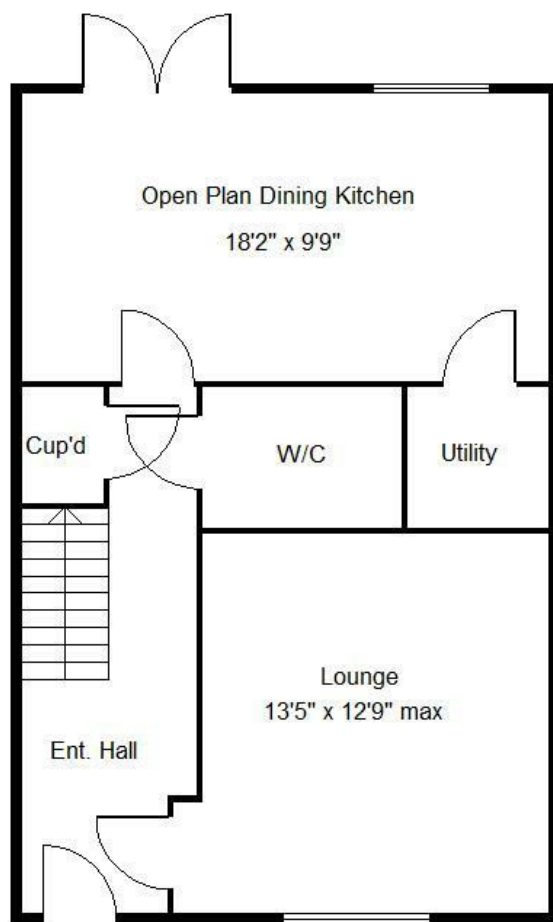
carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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	