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St. Marys Drive, Dunsville, Doncaster, DN7 4DU  
Offers Over £200,000

**3 BEDROOM DETACHED BUNGALOW / CORNER PLOT WITH LONG GARAGE (APPROX 35'9" x 8'4") WITH ELECTRIC DOOR / ENCLOSED GARDEN / CONSERVATORY / GREAT LOCATION AND ACCESS TO LOCAL AMENITIES / CHAIN FREE //**

Located on this popular development, a lovely 3 bedroom detached bungalow. The property does require some TLC but has PVC double glazing installed 2018 and modern gas central heating boiler and briefly comprises: Entrance porch, entrance hall, large 'L' shaped open plan living and dining room, double glazed conservatory, kitchen, 3 bedrooms, bathroom with walk in bath. Outside, there are enclosed gardens and a large detached garage with an electric door. Well placed with access to amenities within Dunsville including motorway networks. Offered with no onwards chain, viewing is highly recommended.

**ACCOMMODATION**

A composite type double glazed entrance door leads into an entrance porch.

**ENTRANCE PORCH**

This has PVC double glazed windows, a ceiling light and a further composite double glazed door which leads into the property's 'L' shaped entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, vinyl flooring, an access point into the loft space, a tall built in cloaks cupboard providing storage and a door leading to the open plan living dining room.

**OPEN PLAN LIVING DINING ROOM**

**21'1" max x 14'7" max (6.43m max x 4.45m max)**  
This is probably better demonstrated by the floorplan and photographs. It's an 'L' shaped room with a PVC double glazed window to the front, sliding patio door to the rear, 2 central heating radiators, coving to the ceiling, 2 central ceiling lights and a feature fireplace with a timber surround, a brick inset and an electric fire fitted.

**CONSERVATORY**

**19'8" x 10'3" max (5.99m x 3.12m max)**  
This is situated to the rear of the property, there is timber casement double glazing onto a brick wall, tiled flooring, a central heating radiator and a lean to style conservatory roof. Within the conservatory, there is also a gas fired boiler which supplies the domestic hot water and a central heating systems.

**KITCHEN**

**10'1" x 9'6" (3.07m x 2.90m)**  
From the hallway, a door leads into the kitchen. This is fitted with a range of base and wall units with a work

surface over and tiled splashbacks, there is a recess with an electric cooker inset, further recesses for a washing machine, fridge etc, a single drainer stainless steel sink unit, a PVC double glazed exterior door, a PVC double glazed window and a ceiling light.

**BEDROOM 1**

**11'4" x 10'7" (3.45m x 3.23m)**  
This has a PVC double glazed window to the front, fitted wardrobes including ceiling to floor sliding doors, a central heating radiator and a central ceiling light.

**BEDROOM 2**

**11'6" x 9'6" (3.51m x 2.90m)**  
A good sized second double bedroom, it has a PVC double glazed window to the rear, fitted wardrobes, a central heating radiator and a ceiling light.

**BEDROOM 3**

**8'2" x 7'6" (2.49m x 2.29m)**  
There is a PVC double glazed window to the front, a central heating radiator and a ceiling light.

**HOUSE BATHROOM**

Fitted with a walk in type bath with a shower over, a low flush W/C and a wash hand basin inset to bespoke bathroom cabinets, a central heating radiator, PVC double glazed window, a central ceiling light and a built in airing cupboard housing a hot water cylinder with linen storage space.

**OUTSIDE**

The property enjoys an attractive corner plot, to the front, there is a hard landscaped garden which has decorative stones including feature pavers, perfect for pot plants etc.

**REAR GARDEN**

The rear garden extends round onto the corner, it is mainly paved and has a large Koi Carp style pool, an aluminium framed greenhouse and a large pergola which provides a covered sitting area in the summer months. To the far side, a driveway provides car standing and in turn leads to a detached brick garage.

**GARAGE**

**35'9" x 8'5" (10.90m x 2.57m)**  
This has power and light laid on, an electric garage door, a personnel door and a window to the side.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Installed 2018 to the main dwelling, age of remaining units, various.

SOLAR PANELS - Installed 2014. Owned outright Details tbc.

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, O2 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		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	