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Cedar Road, Balby, Doncaster, DN4 9ET
Offers Over £169,995



Without an internal inspection, you cannot appreciate the size, space and condition of this much larger than average 3 double bedroom semi detached house. Offered with no onwards chain!

The property benefits from a two storey rear extension plus a second sitting/ garden room beyond that. All well presented throughout, and ready to move into, it benefits from gas radiator central heating, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, attractive through lounge and dining room, large extended kitchen, rear sitting/garden room, first floor landing, 3 double bedrooms and a modern bathroom. Outside there are equally good sized gardens, the front is designed for easier and lower maintenance, there is a long side driveway for 3-4 cars and the larger rear garden which includes a log cabin previously used as a gym and two further timber sheds. A popular residential area with good access to local amenities within Balby, Woodfield Plantation and Doncaster, plus good access to the A1/ M18 motorway networks.

ACCOMMODATION

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

ENTRANCE HALL

This has a tall storage cupboard, a pvc double glazed window to the front, a central heating radiator, coving, a central ceiling light and a door leading into a spacious lounge/dining room.

LOUNGE/ DINING ROOM

24'0" max x 13'8" max (7.32m max x 4.17m max)
This is probably better demonstrated by the photographs and floorplan. The lounge area has a pvc double glazed window to the front, a central heating radiator, a feature contemporary style fireplace, coving and a central ceiling light. This continues and leads through into a dining area, where there is a pvc double glazed window to the side, coving, a central ceiling light and built in storage cupboard. There is an additional under stairs storage area. A door to the far end of the dining room leads into an extended kitchen.

EXTENDED KITCHEN

12'7" x 11'10" (3.84m x 3.61m)
A large open plan kitchen, fitted with a range of modern high and low level units finished with a beech coloured cabinet door, a contrasting rolled edge work surface, a stainless steel sink with mixer tap, a four ring ceramic hob, integrated oven, chimney style extractor hood, plumbing for an automatic washing machine and room for a tall fridge/freezer. There is a central heating radiator, a built in storage cupboard and a pvc double glazed window giving an outlook towards the rear garden courtesy of the sitting/garden room. A broad walkway leads into the sitting/garden room.

SITTING/ GARDEN ROOM

12'7" x 11'7" (3.84m x 3.53m)
This is particularly a good size, with pvc double glazed double opening doors which lead out onto the rear garden, laminate flooring, a central heating radiator and inset spotlighting to the ceiling.

FIRST FLOOR LANDING

As previously described, a staircase from the hall leads to the first floor landing. This has doors leading off to the bedrooms and bathroom.

BEDROOM 1

12'8" x 12'0" (3.86m x 3.66m)
This forms part of the extension over the kitchen, having two pvc double glazed windows with an outlook over the property's rear garden, a double panel central heating radiator, coving and a central ceiling light.

BEDROOM 2

11'2" x 8'8" (3.40m x 2.64m)
Again, an excellent size double bedroom, it has two pvc double glazed windows to the front, built in wardrobes, a further tall over the stairs storage cupboard, inset spotlighting, coving and a central heating radiator.

BEDROOM 3

10'6" x 7'9" (3.20m x 2.36m)
Another double bedroom, it has a pvc double glazed window to the side, a central heating radiator, coving, fitted wardrobes concealing hanging rail and storage, coving and a central ceiling light.

HOUSE BATHROOM

Fitted with a white suite that comprises of a panelled

bath with a shower over it, a pedestal wash hand basin and a low flush w/c. There is decorative tiling to the four walls including a dado tile, a pvc double glazed window to the side, a central heating radiator, waterproof style ceiling with bathroom light and a tiled floor covering.

OUTSIDE

To the front of the property there is a beautifully maintained garden area, this has been set to artificial lawn with a decorative stone border and a long tarmac driveway provides car standing for 3 to 4 cars. This leads to the rear garden.

REAR GARDEN

This is a particularly long rear garden, it has a paved patio and sitting area leading to a lawn, with a slightly raised area to the far end. There is a large log cabin which has had a variety of uses in the past, including a gym etc and several timber stores alongside. The rear of the property has a more open 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 TBC.

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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