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Yarborough Drive, Wheatley, Doncaster, DN2 4EG  
Price £265,000



**4 BEDROOM DETACHED HOUSE / BEAUTIFUL OPEN PLAN DINING KITCHEN / GROUND FLOOR W/C / EN SUITE TO MAIN BEDROOM / LOVELY HOUSE BATHROOM / ENCLOSED REAR GARDEN / PARKING & DETACHED GARAGE / POPULAR DEVELOPMENT / ACCESS TO WHEATLEY HALL ROAD SHOPPING CENTRE //**

Located on this popular development, only 5 years old, a beautiful 4 bedroom detached house. The property has an NHBC builders guarantee, gas radiator central heating system via a combi boiler, PVC double glazing and briefly comprises: Entrance hall, ground floor W/C, spacious front facing lounge, open plan dining kitchen with breakfast island and integrated appliances, first floor landing, 4 bedrooms with the main bedroom having an en suite shower room off plus a modern white house bathroom. Outside are the front and rear gardens, the rear enjoys a nice south westerly facing aspect and a long driveway leads to a detached brick garage. Close to a range of local amenities along Wheatley Hall road, viewing is highly recommended.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This is all smartly finished with a modern LVT style floor covering, a central heating radiator, a central ceiling light, a staircase to the first floor accommodation, an understairs storage cupboard and a door to the ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, a central heating radiator, a ceiling light, an extractor fan and LVT flooring.

**LOUNGE**

**16'6" x 9'7" max (5.03m x 2.92m max)**

An attractive front facing reception room, it has a PVC double glazed window with an outlook to the front, 2 central heating radiators and 2 ceiling lights.

**DINING KITCHEN**

**18'0" x 13'6" max (5.49m x 4.11m max)**

This is probably better demonstrated by the floor plan and photographs, the kitchen is fitted with a range of modern high and low level units finished with a taupe colour high gloss cabinet door with a contrasting work surface. There is a four ring gas hob with a wok burner, an extractor hood, an integrated oven, an integrated fridge freezer, an integrated dishwasher, a 1 1/2 bowl composite style sink unit with a mixer tap and the work surface extends to provide a peninsula style breakfast bar. It is all nicely finished with a marble effect tiled floor, a double panel central heating radiator, a PVC double glazed window, PVC double glazed double opening doors which lead out onto the property's garden, 2 central ceiling lights and a large deep built in utility style cupboard which has matching units including plumbing for an automatic washing machine, a work surface and power laid on.

**FIRST FLOOR LANDING**

There is an access point into the loft space, a ceiling light, a large double cupboard which provides hanging and shelving etc and doors leading off to the bedrooms and bathroom.

**BEDROOM 1**

**14'0" max x 9'0" (4.27m max x 2.74m)**

A good sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light, a range of fitted wardrobes set into the recess and a door to the en suite shower room.

**EN SUITE SHOWER ROOM**

All smartly finished with a modern white suite comprising of a shower enclosure with an independent electric shower, a wash hand basin and a low flush W/C. There is vinyl style flooring, a PVC double glazed window, a central heating radiator, an extractor fan and a ceiling light.

**BEDROOM 2**

**9'9" x 9'3" (2.97m x 2.82m)**

A second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**8'9" x 8'3" (2.67m x 2.51m)**

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

**BEDROOM 4**

**8'6" x 6'8" (2.59m x 2.03m)**

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

**BATHROOM**

Fitted with a modern 3 piece white suite comprising of a panelled bath with tiling to the splashbacks, a wash hand basin and a low flush W/C. There is vinyl style flooring, a

central heating radiator, a PVC double glazed window, a ceiling light, an extractor fan and a wall mounted cabinet.

**OUTSIDE**

To the front of the property, there is a lawned garden with flower beds to the side, stocked with a variety of shrubs and plants. A tarmaced driveway provides car standing and continues down leading to a detached brick garage.

**DETACHED BRICK GARAGE**

With a metal up and over door, power and light laid on.

**REAR GARDEN**

The rear garden itself is nicely enclosed with fencing to the perimeters, it is principally lawned with a stone paved patio and sitting area and a stone pathway leading down to a concrete slab, ideal for a timber shed etc.

**AGENTS NOTES:**

TENURE - FREEHOLD.

ESTATE CHARGES - TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as new (2020)

HEATING - Gas radiator central heating. Age of boiler as new (2020)

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 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

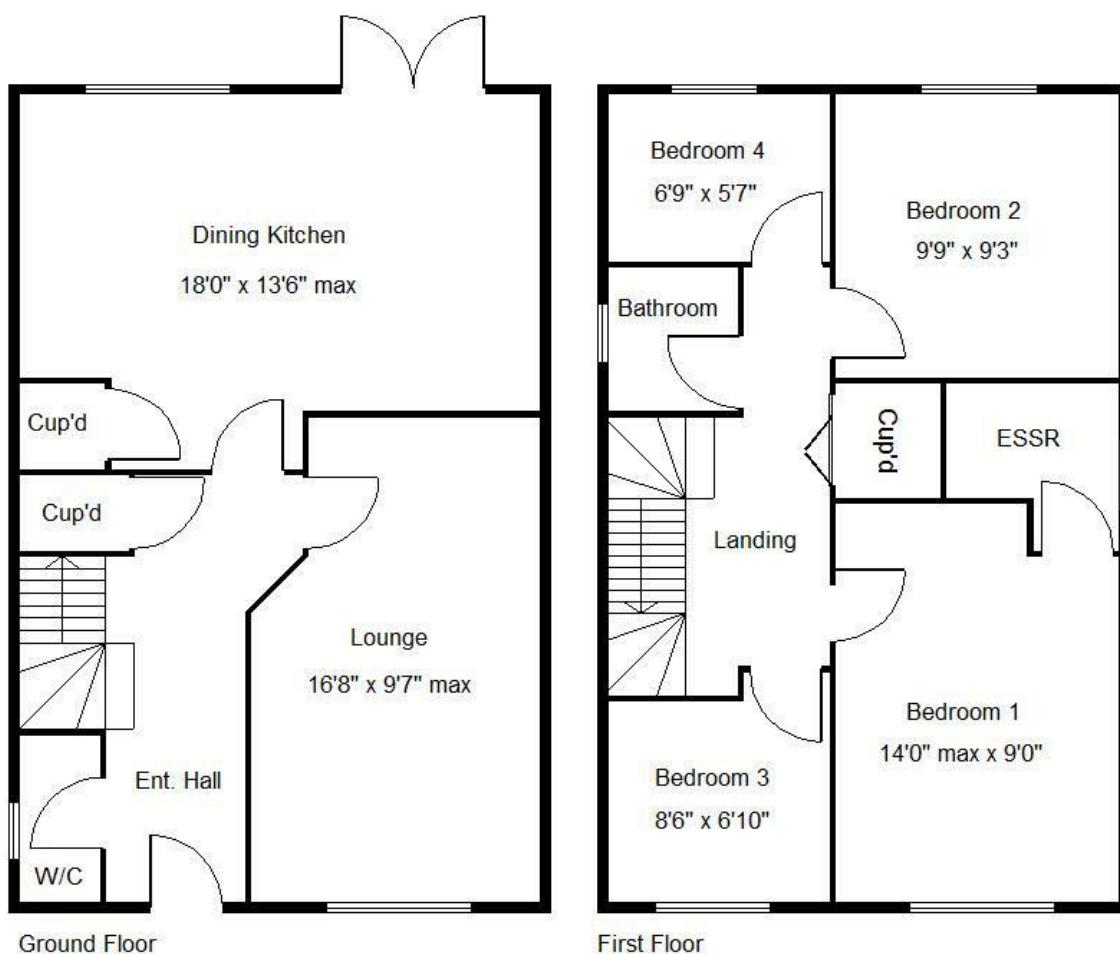
property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings 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](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(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	