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horton knights of doncaster



Phoenix Drive, Balby, Doncaster, South Yorkshire, DN4 8EB
£1,195 PCM
£1,195 Bond

A contemporary styled 4 bedroom detached family house with a large open plan kitchen, garage and pretty gardens.

The accommodation on offer has a gas radiator central heating system, double glazing and briefly comprises; Entrance hall with stairs to the first floor, spacious front facing lounge, large open plan dining kitchen with integrated appliances, a separate fully fitted utility room, ground floor wc, first floor landing, 4 bedrooms, the main bedroom has a modern en-suite shower room plus a separate house bathroom with a modern white suite. Outside are attractive gardens, the rear is nicely enclosed, double width driveway leads to an integral garage. Well placed with access to local amenities on Woodfield Plantation including a variety of shops, supermarkets etc. plus good access to the A1, M18 and motorway network.

ACCOMMODATION

A substantial panelled door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation with stainless steel hand rail, a central heating radiator, ceiling light, smoke alarm and a door into the lounge.

LOUNGE

16'2" x 10'8" (4.93m x 3.25m)

An attractive front facing reception room, with a double glazed window to the front, a central ceiling light, a central heating radiator and a door into a dining kitchen.

OPEN PLAN DINING KITCHEN

17'6" x 11'10" max (5.33m x 3.61m max)

This is fitted with a range of modern high and low level units finished with a rolled edge work surface. There is a four ring ceramic hob with stainless steel splashback and extractor hood above, single drainer stainless steel sink unit with contemporary style mixer tap, integrated oven, integrated dishwasher and an integrated fridge/freezer. Having a tiled floor covering, two double glazed opening doors which lead out onto the rear garden, two central ceiling lights, extractor fan and a door into a large understairs cloaks cupboard.

SEPARATE UTILITY ROOM

Fully fitted with coordinating units, a single drainer stainless steel sink unit and a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems.

GROUND FLOOR WC

Beautifully finished with a modern white suite comprising of a low flush wc, wash basin inset to a

vanity unit, built in bathroom furniture, a central heating radiator, tiled flooring, extractor fan and a ceiling light.

FIRST FLOOR LANDING

There is a central heating radiator, smoke alarm, a central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

14'1" x 11'9" (4.29m x 3.58m)

A large double bedroom, having two double glazed windows to the front, two central heating radiators and a range of built in wardrobes concealing hanging rail and storage with a matching dressing table.

EN SUITE SHOWER ROOM

Fitted with a modern white suite that comprises of a low flush w/c, wash hand basin and a shower enclosure. All smartly finished with modern tiling, mains plumbed rainfall style shower, a central heating radiator and tiled flooring.

BEDROOM 2

14'6" x 10'3" (4.42m x 3.12m)

A good sized second double bedroom, it has a double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

10'8" x 8'9" (3.25m x 2.67m)

Has a range of fitted bedroom furniture, a double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 4

12'8" x 7'9" (3.86m x 2.36m)

Fitted with office furniture, it has a central heating radiator, a double glazed window and a central ceiling light.

HOUSE BATHROOM

All beautifully finished with a modern white suite that comprises of a panelled bath with shower over including a shower screen, pedestal wash hand basin and a low flush w/c. There is a central heating radiator, tiled flooring, a double glazed window, extractor fan and a central ceiling light.

OUTSIDE

To the front of the property, there is an attractive garden. This is lawned with shaped flower beds and borders stocked with a variety of shrubs and plants, a double width drive provides car standing for two cars side by side and in turn leads to an integral garage.

INTEGRAL GARAGE

Having an up and over door with power and light laid on.

REAR GARDEN

All nicely enclosed, it is predominately lawned with raised flower planters.

AGENTS NOTES:

AGENTS NOTES - AVAILABLE IMMEDIATELY - subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax - This property is Band D.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00; Sunday

www.hortonknights.co.uk

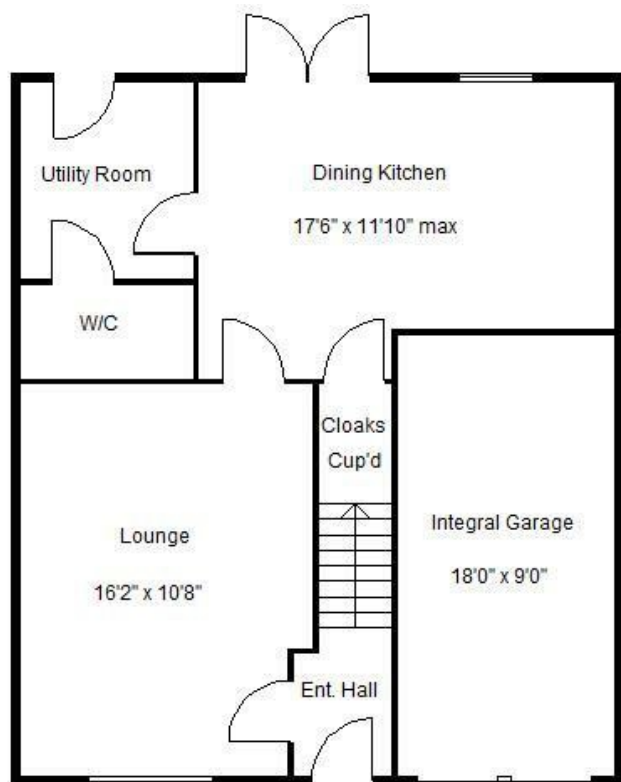
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

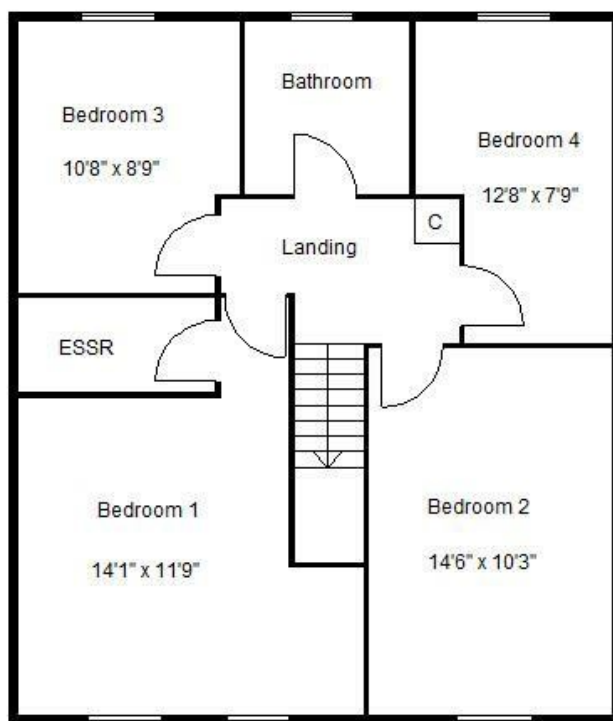
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FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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	