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Athelstane Crescent, Edenthorpe, Doncaster, DN3 2NF
Offers Over £300,000

BEAUTIFUL 4 DOUBLE BEDROOM DETACHED HOUSE / POPULAR DEVELOPMENT WITHIN HUNGERHILL CATCHMENT / LARGE OPEN PLAN LIVING DINING KITCHEN / WARDROBES & EN-SUITE SHOWER ROOM TO MAIN BEDROOM / 4 PIECE BATHROOM INCLUDING A SHOWER ENCLOSURE / DOUBLE WIDTH DRIVEWAY AND A GARAGE / VIEWING ESSENTIAL //

Located on this popular development, an immaculate 4 double bedroom detached house offering modern family living. It is absolutely beautifully presented throughout and includes a gas central heating system, PVC double glazing and briefly comprises: Entrance hall, attractive lounge, large open plan living/ dining/ kitchen with integrated appliances, utility room and a ground floor W/C. First floor landing, 4 double bedrooms, dressing area and en-suite to the main bedroom, plus a large family bathroom which includes a separate shower enclosure. Outside are attractive gardens, a double width driveway and a large integral garage. The property offers good access to local amenities, including well regarded schools plus access to the motorway networks. Early viewing is recommended.

ACCOMMODATION

A canopy gives shelter to a double glazed entrance door with decorative glazing inset and leads into the property's entrance hall.

ENTRANCE HALL

This has a modern laminate floor covering, a central ceiling light, a smoke alarm and a staircase leading to the first floor accommodation. Double doors from here lead into a spacious lounge.

LOUNGE

16'9" x 10'4" (5.11m x 3.15m)

An attractive front facing reception room with a feature PVC double glazed bay window to the front, a double panel central heating radiator and a central ceiling light.

OPEN PLAN LIVING DINING KITCHEN

19'0" x 10'7" (5.79m x 3.23m)

This is probably better demonstrated by the floorplan and photographs, within the living area there is a deep PVC double glazed bay window with double doors which give an outlook and access into the property's rear garden, a central heating radiator and a timber effect vinyl floor covering. Within the kitchen area there is a range of modern high and low level units finished with a high gloss cabinet door and a contrasting work surface. There is a return peninsula style island bar which has a four ring gas hob and an extractor hood above and an integrated oven beneath, an integrated fridge freezer, dishwasher, a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, a PVC double glazed window, a continuation of the vinyl flooring and a broad opening which leads through into a separate coordinating utility room.

UTILITY ROOM

6'10" x 5'8" (2.08m x 1.73m)

This has plumbing for an automatic washing machine, room for a tumble dryer etc, a fitted work surface, a ceiling light, a double glazed door, a central heating radiator, vinyl flooring 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 and a wash hand basin, there is a central heating radiator, tiled splashbacks, a central ceiling light and an extractor fan.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, a central heating radiator, a central ceiling light and a deep inbuilt cupboard which houses a pressurised hot water cylinder and doors to the bedrooms and bathroom.

BEDROOM 1

11'0" x 9'10" (3.35m x 3.00m)

A lovely double bedroom, it has a PVC double glazed window with an outlook to the rear, a feature panelled wall, a central heating radiator, a central ceiling light and abroad opening which leads into a dressing area. With a range of fitted wardrobes having ceiling to floor sliding doors, concealing hanging rail and storage. A door from here continues into the en suite shower room.

EN SUITE SHOWER ROOM

AI beautifully presented with a modern white suite that comprises of a corner shower enclosure with a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C. There is modern tiling to the shower and splashback areas, vinyl flooring, a PVC double glazed window, a central heating radiator, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2

13'4" x 9'6" max (4.06m x 2.90m max)

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

BEDROOM 3

11'4" x 8'8" (3.45m x 2.64m)

A comfortable double bedroom, there is a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 4

11'0" x 8'8" (3.35m x 2.64m)

A double sized bedroom with a PVC double glazed window giving an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BATHROOM

This is fitted with a modern white suite that comprises of a panelled bath with a corner tap, a separate shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush W/C. There is a timber effect tiled floor, tiling within the shower area and at half wall height, a PVC double glazed window, an extractor fan, inset spotlighting to the ceiling, a wall mirror and a central heating radiator.

OUTSIDE

To the front of the property there is a lawned garden area with an ornamental hedge, a maturing flowering tree, a block paved driveway providing car standing for 2 cars side by side and in turn leads to an integral garage.

INTEGRAL GARAGE

20'6" x 10'3" (6.25m x 3.12m)

A larger than average garage, it has an up and over door, power and light laid on and houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

REAR GARDEN

The rear garden enjoys a south easterly facing aspect, it is mainly lawned with fencing to the perimeters, there is a useful timber storage shed, shaped flowerbeds and borders, several ornamental trees and a paved patio which extends across the rear elevation.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of

units as per new.

HEATING - Gas radiator central heating. Age of boiler as per new.

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.

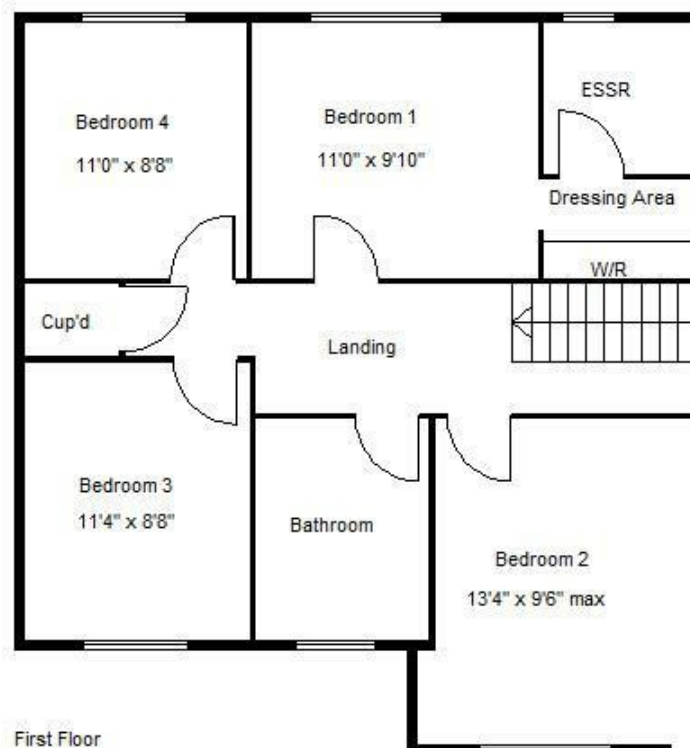
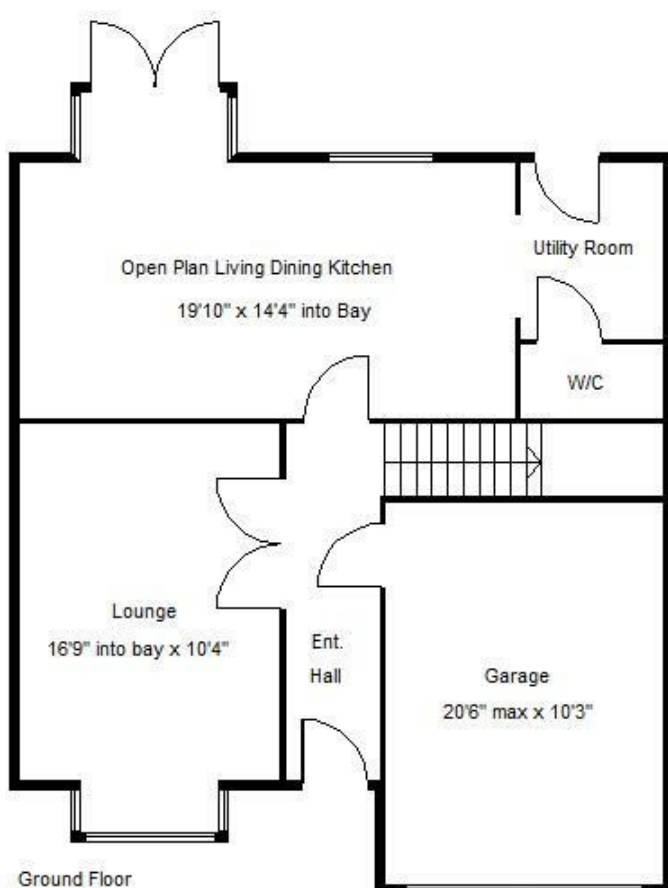
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their professional advisors.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	82	92	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales