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Whiphill Lane, Armthorpe, Doncaster, DN3 3JP  
Asking Price £289,950

**IMMACULATE 3 DOUBLE BEDROOM DETACHED HOUSE / EXTENDED OVER THE YEARS WITH A LARGE REAR GARDEN ROOM / MODERN GREY KITCHEN / 3 RECEPTION ROOMS / MODERN 4 PIECE BATHROOM / AMPLE PARKING, GARAGE & WORKSHOP / VIEWING ESSENTIAL //**

Located on this sought after private roadway, a large 3 double bedroom detached house offering immaculate, ready to move into living. The house has a gas central heating system, pvc double glazing and briefly comprises: Extended entrance hall with a ground floor wc off, spacious lounge, separate dining room and a garden room plus a modern fitted kitchen. On the first floor there are 3 double bedrooms and a large bathroom with a 4 piece suite including a separate shower enclosure.

Outside is a large front garden, with ample parking, attached garage and workshop, plus a private enclosed rear garden. Well placed with access to Armthorpe Centre, including all its amenities, shops, schools etc. and easy access to the M18/M180 and motorway networks. Viewing is highly recommended.

**ACCOMMODATION**

A composite type double glazed entrance door with matching side screen leads into an extended hall.

**ENTRANCE HALL**

The entrance hall has stairs to the first floor with an oak banister rail, a pvc double glazed window to the front, double panel central heating radiator, a further contemporary tall radiator, a deep built-in storage cupboard (with an oak interior door which can be found throughout the remainder of the property) and second door into the ground floor wc.

**GROUND FLOOR WC**

This is all beautifully finished with a modern white suite, matching marble effect tiles. There is a low flush wc, wash hand basin, central heating radiator, pvc double glazed window and inset spotlighting to the ceiling.

**LOUNGE**

**22'7" x 11'0" (6.88m x 3.35m)**

This is an attractive front facing reception room which has a broad pvc double glazed window to the front, there is ornate corncicing to the ceiling, two central ceiling lights, a feature fireplace with a living flame gas fire inset, two central heating radiators. To the far end double opening pvc double glazed doors lead into a garden room.

**GARDEN ROOM**

**10'9" x 10'7" (3.28m x 3.23m)**

This has a modern lightweight roof, two pvc double glazed, double opening doors which lead into the rear garden. Pvc double glazing plus a velux double glazed window, two double panel central heating radiators, laminate flooring, central ceiling light and feature spotlighting.

**FITTED KITCHEN**

**11'9" x 9'2" (3.58m x 2.79m)**

From the rear of the lounge a door gives access into the kitchen. The kitchen is all beautifully finished with a range of modern high and low level units finished with a mid-grey, high gloss cabinet door, coordinated work surface and matching tiles. There is a deep recess suitable for a range style cooker, a 1½ bowl composite sink unit with mixer tap, plumbing for an automatic washing machine, room for a tall fridge freezer. All finished with a modern tiled floor, a double panel central heating radiator, inset spotlighting to a waterproof style ceiling, pvc double glazed window, pvc double glazed exterior door and a further deep recess suitable for a tumble dryer etc.

**SEPARATE DINING ROOM**

**12'4" x 8'4" (3.76m x 2.54m)**

This has a pvc double glazed window to the side, central heating radiator, laminate flooring, coving to the ceiling and a central ceiling light.

**FIRST FLOOR LANDING**

From here there is an access point into the loft space, central ceiling light, at the top of the stairs there is a door to a built-in boiler cupboard which houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**12'6" x 11'1" (3.81m x 3.38m)**

This is a large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, a range of built-in wardrobes concealing hanging rail and storage with ceiling to floor sliding doors. A further built-in double cupboard to the recess and inset spotlighting to the ceiling.

**BEDROOM 2**

**12'6" x 8'6" (3.81m x 2.59m)**

This is a good size second double bedroom, it has a pvc double glazed window to the front, a built-in wardrobe, coving, central ceiling light and laminate flooring.

**BEDROOM 3**

**12'0" x 9'2" (3.66m x 2.79m)**

An excellent sized third bedroom as evidence by the room measurements. There is a pvc double glazed window with an outlook to the rear, central heating radiator, coving and inset spotlighting to the ceiling.

**HOUSE BATHROOM**

Again, this is all smartly finished with a modern suite that comprises of a free standing bath, a separate shower enclosure, wash hand basin and a low flush wc inset to bathroom furniture. There is modern tiling to the walls, a coordinating floor tile, two pvc double glazed windows, inset spotlighting to waterproof ceiling, extractor fan, central heating radiator plus a further heated towel rail/radiator.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a double width driveway which provides car standing for several vehicles and in turn leads to an attached brick built garage with an electric shutter style door, subdivided which could always be changed to create a large double tandem garage. The front is all hard landscaped with paved stones with decorative flower beds and borders stocked with a variety of maturing shrubs and plants including ornamental trees. There is a secure iron gate which gives access into the rear garden which can also be accessed from the rear of the garage and from the garden room.

**REAR GARDEN**

The rear garden itself is all enclosed, it has conifer hedging to the perimeters, again hard landscaped with paving, decorative stone work creating a low easy to maintain area.

**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 D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	