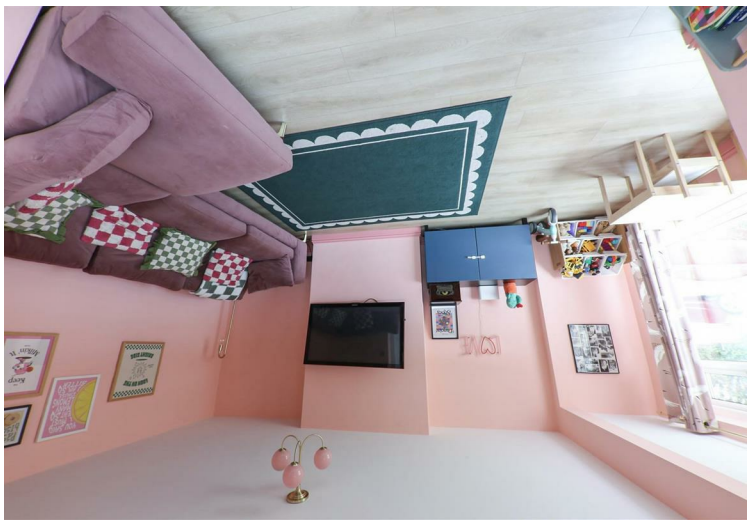










horton knights of doncaster

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Park Close, Armthorpe, Doncaster, DN3 3AT
Asking Price £170,000

IMMACULATE RENOVATED BUNGALOW / 2 DOUBLE BEDROOMS / WALKING DISTANCE OF ARMTHORPE SHOPS / CONTEMPORARY OPEN PLAN LIVING / NEW KITCHEN WITH APPLIANCES / NEW BATHROOM / LONG DRIVE & GARAGE / READY TO MOVE INTO //

Within walking distance of Armthorpe's bustling centre, an immaculate contemporary styled 2 double bedroom semi detached bungalow. Renovated over the last couple of years to include a rewire, re plastered, new central heating boiler, new kitchen and a new bathroom this bungalow is ready to go. It benefits from pvc double glazing and briefly comprises: Entrance lobby, large modern styled open plan living dining kitchen, with newly fitted kitchen to include a host of integrated appliances, co-ordinating utility room, 2 double bedrooms and a new bathroom. Outside the property has a long drive, gated parking and a detached garage. Good sized enclosed rear garden. Attractive no through road, within walking distance of the shops and amenities. PRICED TO SELL. EARLY VIEWING ESSENTIAL.

ACCOMMODATION
A PVC double glazed entrance door leads into an entrance lobby.

ENTRANCE LOBBY
This has a low level cupboard, ceiling light and door which leads through into a now large open plan living dining kitchen.

OPEN PLAN LIVING/ DINING/ KITCHEN
21'0" overall x 13'10" max (6.40m overall x 4.22m max)
This is all presented with a modern theme. It has a broad PVC double glazed window to the front, modern laminate flooring, a central ceiling light and a broad opening which continues through to the dining and the kitchen areas.

The kitchen is finished with a range of modern high and low level units, finished with a green coloured cabinet door, contrasting gold coloured handles with a marble effect work surface over and matching upstand. There's an inbuilt porcelain sink, integrated 4 ring induction hub, integrated oven and extractor hood above, plus an integrated fridge and freezer and an integrated dishwasher. A continuation of the laminate flooring, a contemporary style central heating radiator, two central ceiling lights and a door from here leads into a utility room.

UTILITY ROOM
8'10" x 6'2" (2.69m x 1.88m)
A good size, it has two PVC double glazed windows, PVC double glazed door, matching cabinet with space for a washing machine/ tumble dryer etc. It also houses a gas fired combination type boiler which supplies the domestic or water and the central heating systems, and a central ceiling light.

BEDROOM 1
12'7" x 10'6" (3.84m x 3.20m)
A large double bedroom, it has a broad PVC double glazed window with the rear, central heating radiator and a central ceiling light

BEDROOM 2
10'2" x 9'6" (3.10m x 2.90m)
has a PVC double glazed window, double panel central heating radiator, laminate flooring and the central ceiling light.

BATHROOM
Beautifully finished with a modern white suite that comprises of a shower style bath with mixer tap, wash hand basin inset to a vanity unit and low flush WC. Tiling to the four walls, a PVC double glazed window, extractor fan, central ceiling light, a contemporary style tall radiator/ towel rail and coordinating floor tiles.

OUTSIDE
The property stands in attractive and good sized gardens which gets wider to the rear. The front there is a lawned garden, a long side drive which leads via double gates to a detached garage.

GARAGE
20'0 x 9'6" (6.10m x 2.90m)
This has a metal up and over door power and light laid on.

REAR GARDEN
A nice wide garden, mainly lawned with a store/ shed. Private to the rear as it backs onto Armthorpe football club.

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 Sept 23.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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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