Derwent Drive, Kirk Sandall, Doncaster, DN3 1LE
Guide Price £175,000 - £185,000



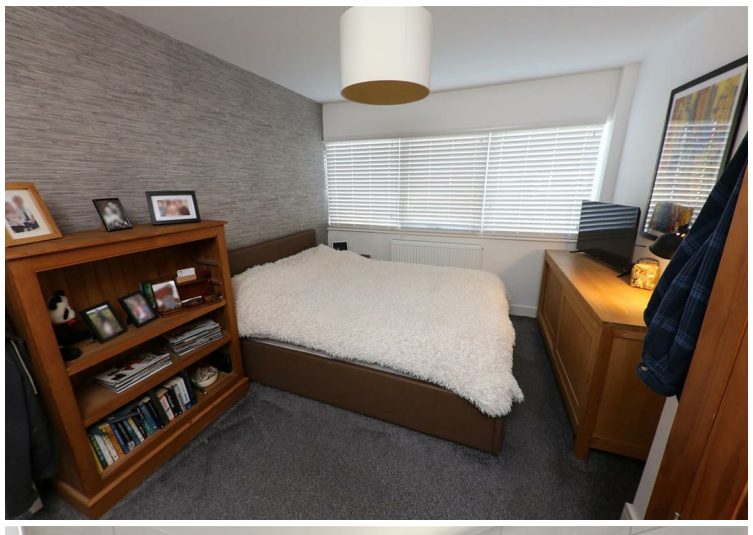
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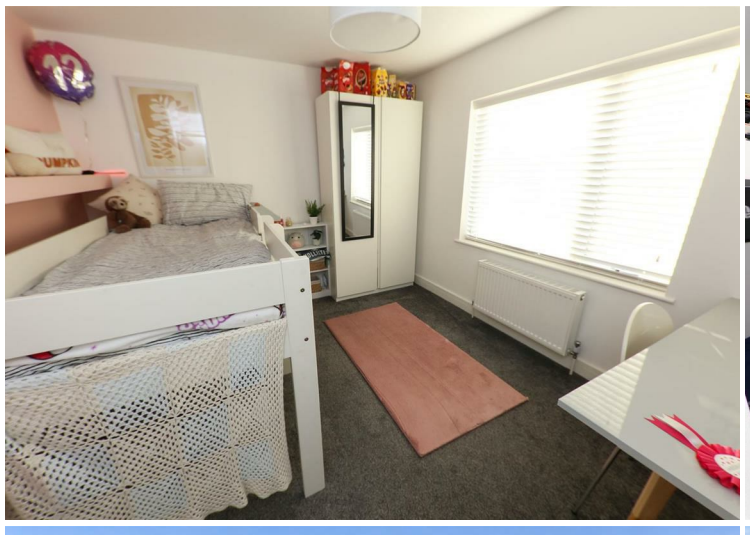
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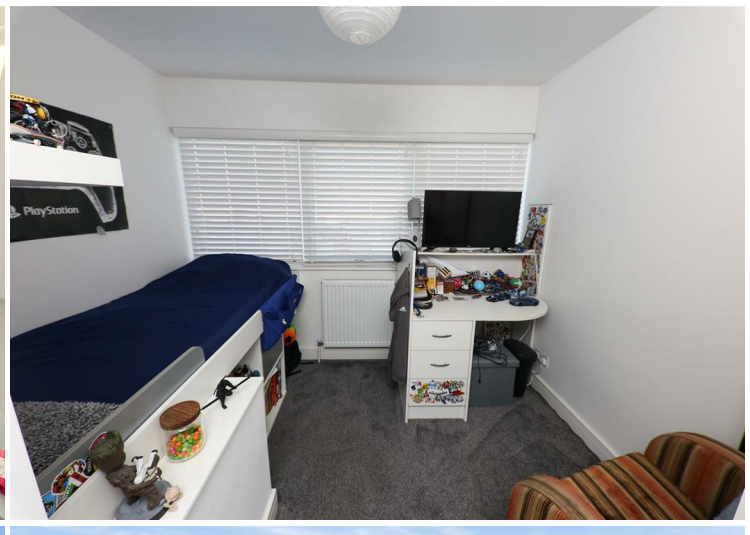


















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IMMACULATE EXTENDED 3 BEDROOM SEMI / ABSOLUTE WOW PROPERTY / FIRST TO VIEW WILL BUY / LARGE 'L' SHAPED LIVING DINING KITCHEN / INTEGRATED APPLIANCES / SPACIOUS LOUNGE / PRISTINE MODERN BATHROOM / LANDSCAPED GARDENS / OFF-ROAD PARKING / TOO MANY EXTRAS TO LIST //

A quick look at the photos and the video should help buyers appreciate the standard of accommodation on offer. It is absolutely immaculate, inside and out, therefore an early viewing is hioghly recommended. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with storage, spacious lounge, large 'L' shaped open plan living/ dining/ kitchen with integrated appliances. First floor landing, 3 bedrooms and a pristine modern white bathroom. Outside are equally well maintained gardens, with the option of parking at both the front and the rear. Popular roadway in Kirk Sandall with good access to the local schools, shops and the motorway network. PRICED TO SELL. EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT.

ACCOMMODATION
A PVC double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly finished and sets the theme for the remainder of the property. It has modern laminate flooring, inset spotlights to the ceiling, a contemporary tall radiator, a deep built-in understairs utility cupboard and a door to the lounge.

LOUNGE
12'6" x 11'7" (3.81m x 3.53m)
An attractive front-facing reception room, all smartly presented. It has a broad PVC double glazed window to the front, central heating radiator, continuation of laminate flooring and inset spotlighting.

OPEN PLAN DINING KITCHEN
19'0" max x 15'8" max (5.79m max x 4.78m max)
This has been upgraded over the years and creates a much more contemporary living space. The informal sitting area has a central heating radiator, a PVC sliding patio door which gives access into a covered decked area which in turn gives access into the garden. There is inset spotlighting, feature recessed ornamental fireplace and laminate flooring.

This continues through to a dining area where there's a further PVC double glazed window to the side, double panel central heating radiator, feature ceiling lighting and opens directly into the kitchen. This is fitted with a range of modern high and low level units, finished with a high gloss cabinet door, a coordinating work surface. Integrated appliances include a four ring gas hob with stainless steel splashback, extractor hood and an integrated oven, an integrated dishwasher and fridge freezer. Single drainer stainless steel sink with contemporary style mixer tap and a pvc double glazed window overlooking the rear garden.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side, a ceiling light, an access point into the lost space via retractable ladders which provides additional extra storage. There is a tall built-in cupboard with shelving and doors to the bedrooms and bathroom.

BEDROOM 1
12'7" max x 11'6" (3.84m max x 3.51m)
A lovely double bedroom. It has a broad PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2
11'6" max x 10'10" (3.51m max x 3.30m)
A good sized second double bedroom. It has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3
9'2" max x 9'0" max (2.79m max x 2.74m max)
A good sized third bedroom, cleverly designed with an in-built cabin style bed base, central heating radiator, central ceiling light and a broad PVC double glazed window with an outlook to the front.

BATHROOM
All beautifully presented with a modern white suite that comprises of a panelled bath with a mixer shower over, a wash basin inset to a vanity unit and a matching WC. There is modern tiling to the four walls, two PVC double glazed windows to the rear and side elevations, a modern vinyl floor covering, a central ceiling light, extractor fan and spot lighting.

OUTSIDE
To the front of the property there is a neat well-tended garden, this has a central lawn with decorative stone borders, fencing and walling to the perimeters. There are double opening gates which provide off-road parking with matching pedestrian gates.

REAR GARDEN
Again, all well maintained, it has concrete fencing to the perimeters, a central lawn with decorative paved area which also provides additional off-road parking if so required, courtesy of a gated access to the rear.

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 A.

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.

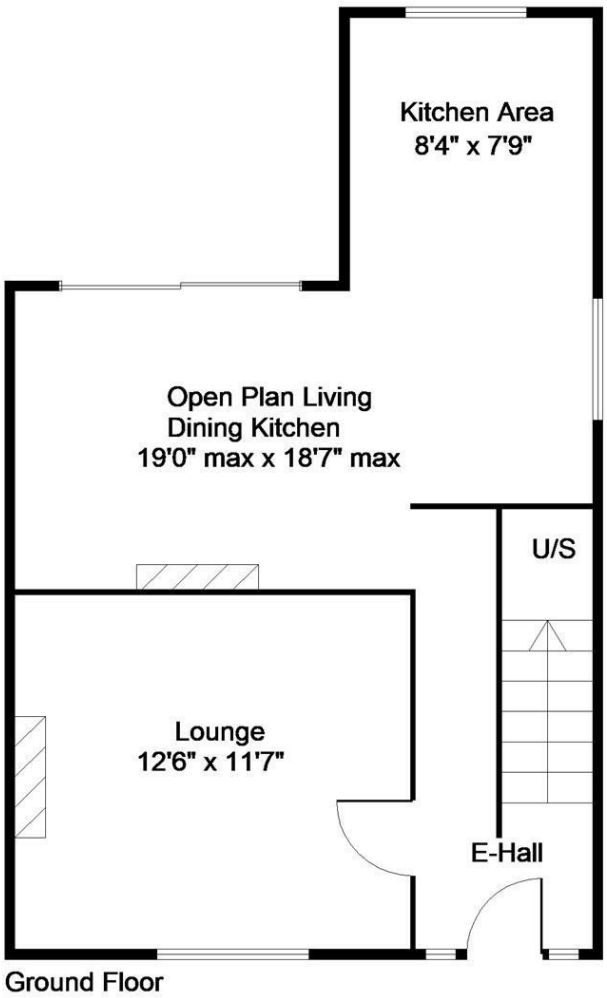
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

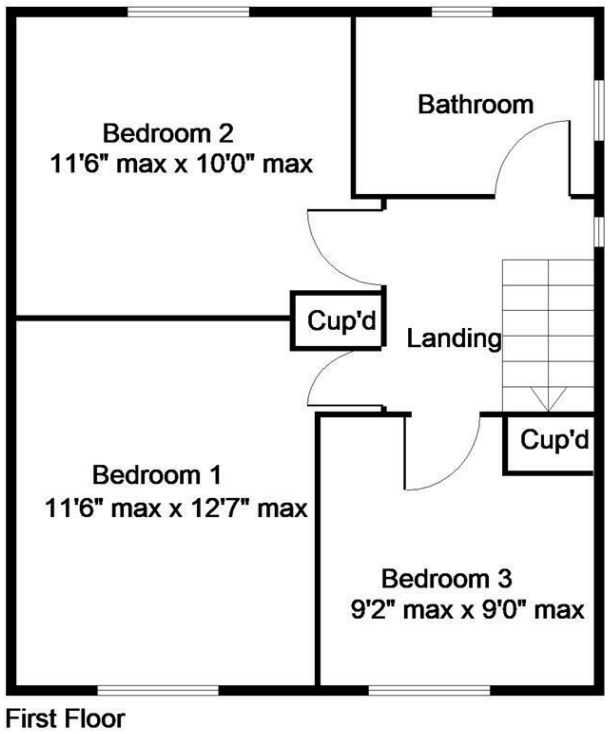
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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

