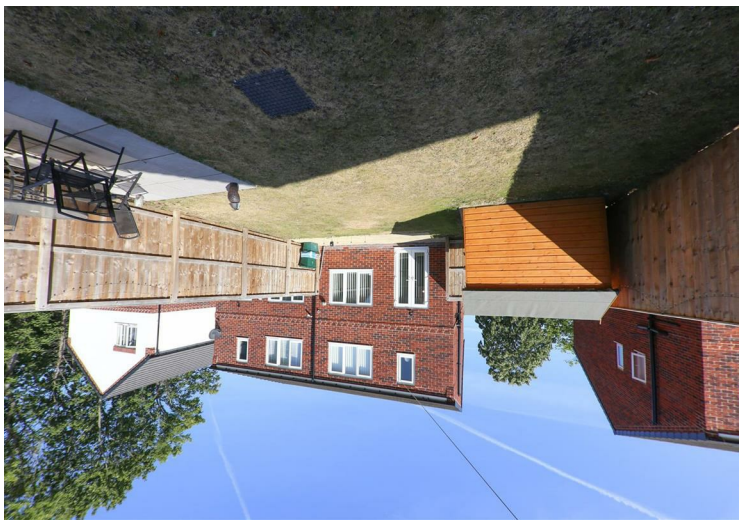
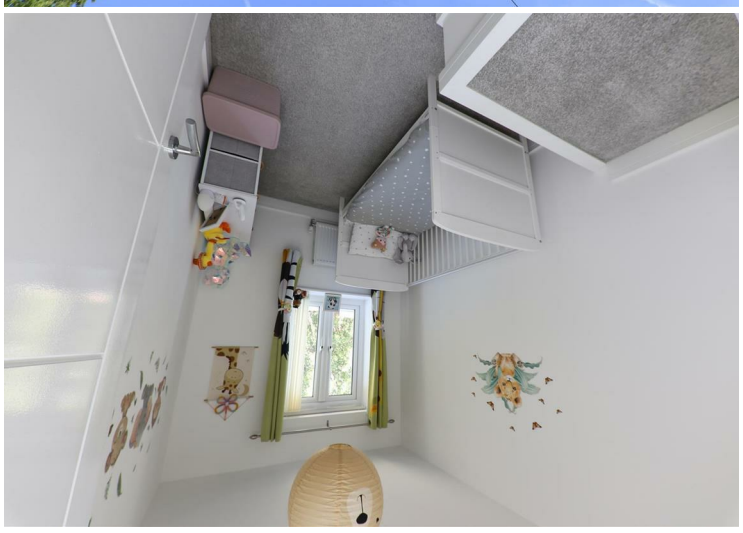
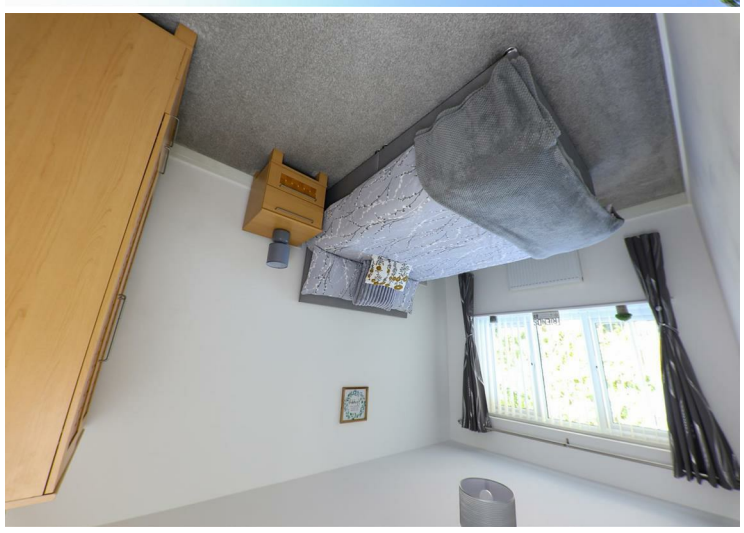
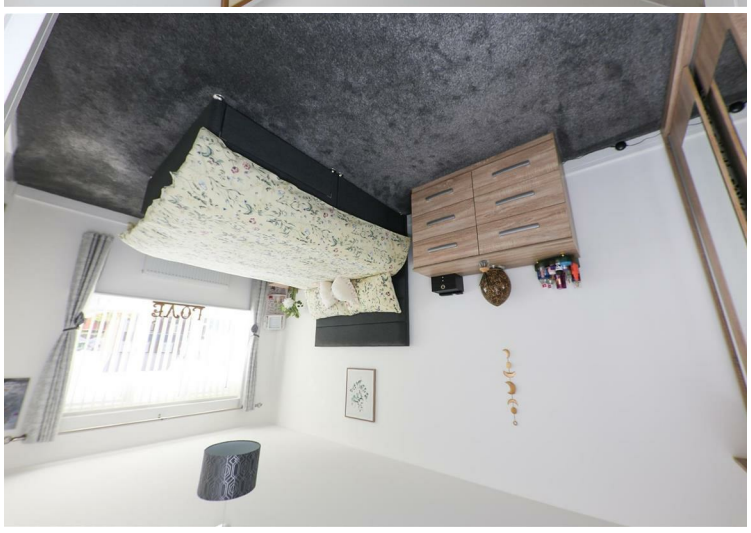





horton knights

of doncaster

sales
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Fulwood Drive , Off Tickhill Road, Balby, Doncaster, DN4 8FH

Offers Over £215,000 - £230,000

IMMACULATE 3 BED SEMI-DETACHED HOUSE / LOVELY POSITION SET BACK OFF SOUGHT AFTER TICKHILL ROAD / RECENTLY CONSTRUCTED WITH BUILDERS GUARANTEE / LOVELY MODERN KITCHEN WITH INTEGRATED APPLIANCES / GF-WC, EN-SUITE & HOUSE BATHROOM / AMPLE PARKING & EV CHARGER / NO CHAIN / EARLY VIEWING ESSENTIAL //

This immaculate 3 bedroom semi detached is situated on the highly sought after roadway, set back off Tickhill Road on the fringe of this popular development. Recently constructed it comes with a builders warranty, gas central heating, pvc double glazing and comprises: Entrance hall with a cloaks/ wc off, spacious rear facing lounge, modern fitted dining kitchen with integrated appliances. First floor landing, 3 good sized bedrooms, the main bedroom has an en-suite shower room and a lovely modern house bathroom. Outside there is a small front garden, a long block paved driveway and an EV charging point. To the rear there is an enclosed garden with a paved patio, and a timber storage shed. Convenient access to a good range of shops, schools and amenities. All offered with 'NO UPWARD CHAIN' and 'READY TO MOVE INTO' therefore early viewing is essential.

ACCOMMODATION
A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
A nice wide hall with a staircase leading to the first-floor accommodation. There is a central heating radiator concealed behind a radiator grill, two ceiling lights and a smoke alarm. There is a built-in understairs storage area and a door to a ground floor WC.

GROUND FLOOR WC
All smartly finished with a modern white two-piece suite comprising of a low flush WC, wash-hand basin, a central heating radiator, vinyl flooring, a PVC double glazed window, extractor fan and a ceiling light.

LOUNGE
15'5" max x 14'10" max (4.70m max x 4.52m max)
This is a good-sized open-plan rear-facing reception room. It has a broad PVC double glazed window to the rear, further PVC double glazed double opening doors which open out onto the rear garden, a central heating radiator, and two ceiling lights.

DINING KITCHEN
14'3" x 8'1" (4.34m x 2.46m)
This is fitted with a range of modern high and low-level units finished with a blue coloured cabinet door with a contrasting work surface over incorporating a 1½ bowl stainless steel sink unit with a mixer tap. Integrated appliances include a four-ring induction hob with a glass splash back, an extractor hood and an integrated oven. There is plumbing for an automatic washing machine and dishwasher, space for a tall fridge freezer, a modern vinyl flooring, PVC double glazed window which gives an outlook to the front, inset spotlighting to the ceiling, a central heating radiator and ample room for a table.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side, a central heating radiator, a ceiling light, an access point into the loft space and a door to a cupboard which is fully shelved.

BEDROOM 1
16'8" x 9'0" (5.08m x 2.74m)
A lovely rear facing bedroom. It has a broad PVC double glazed window with an outlook into the property's garden, a central heating radiator, a ceiling light and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
This is fitted with a three-piece white suite comprising of a shower enclosure with an independent electric shower, including tiling, a pedestal wash hand basin and a low flush WC. There is a tiled floor covering and a PVC double glazed window, a towel rail/radiator, a ceiling light and an extractor fan.

BEDROOM 2
13'3" x 8'0" (4.04m x 2.44m)
A good sized second double bedroom. It has a PVC double glazed window to the front overlooking Tickhill Road, a central heating radiator and a central ceiling light.

BEDROOM 3
8'10" x 6'6" (2.69m x 1.98m)
A comfortable sized third bedroom. It has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

HOUSE BATHROOM
Fitted with a modern three piece white suite that comprises of a panelled bath with a mixer shower over, including a glazed shower screen, pedestal wash hand basin and a low flush WC. All smartly finished with tiling to the shower area, splash backs and coordinating floor tiles. There is a PVC double glazed window, inset spotlighting to the ceiling, contemporary style towel rail/radiator and an extractor fan.

OUTSIDE
To the front of the property there is a decorative front garden with ornamental shrubs and plants inset. A long block paved driveway provides car standing for at least two cars. There is an EV charge point, an external tap and a gate which gives access into the rear garden.

REAR GARDEN
Outside to the rear of the property there is an enclosed garden. It has timber fencing to the perimeters, a paved patio which extends across the rear elevation with a further patio to the far corner providing additional seating. There is a useful timber storage shed and external lighting.

AGENTS NOTES:
TENURE - FREEHOLD

ESTATE CHARGE - TBC.

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 C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

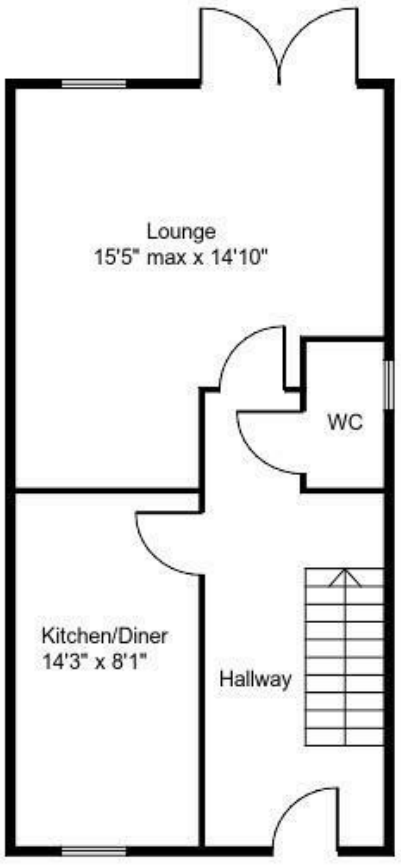
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

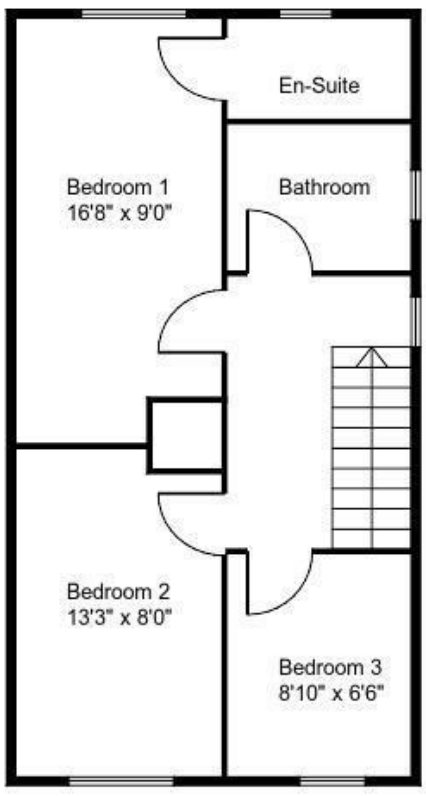
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

