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Clovelly Road, Edenthorpe, Doncaster, DN3 2PE  
Asking Price £225,000

**JUST LISTED.....IMMACULATE EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / LOVELY CUL DE SAC POSITION / GORGEOUS EXTENDED OPEN PLAN KITCHEN WITH DOORS ONTO THE REAR GARDEN / SEPARATE LOUNGE / UTILITY & GFWC / 3 GOOD SIZED BEDROOMS / CONTEMPORARY SHOWER ROOM / SOUTHERLY FACING REAR GARDEN / VIEWING ESSENTIAL//**

A quite exceptional 3 bedroom semi detached house, with a large rear extension creating a large open plan kitchen onto the rear garden. It has gas central heating, pvc double glazing and briefly comprises: Entrance hall, a separate front facing lounge, a large open plan living room which continues through into a lovely modern fitted open plan dining kitchen with integrated cooking appliances, utility room, boot room which could easily be a small ground floor office plus a ground floor wc. First floor landing, 3 good sized bedrooms and a modern contemporary shower room. Outside there is off road parking to the front, and a lovely southerly facing rear garden with a large patio and seating area. Very popular cul de sac position within Edenthorpe, which offers easy access to the local schools, shops etc. plus access to the M18 and motorway networks. Priced to sell. Early viewing essential.

**ACCOMMODATION DETAILS**

The property details are being prepared and will follow shortly.

If you wish to view the property in the meantime please give us a call and we will gladly arrange a viewing for you.

**ACCOMMODATION**

A canopy gives shelter to a composite type double glazed entrance door with a glazed side screen and leads into the properties entrance hall.

**ENTRANCE HALL**

**12'9" max x 5'10" (3.89m max x 1.78m)**

This has a staircase to the first floor accommodation, central heating radiator, LVT flooring, coving and a ceiling light.

**GROUND FLOOR WC**

This has a low flush wc, wash hand basin, LVT flooring and a pvc double glazed window.

**LOUNGE**

**14'1" x 11'8" (4.29m x 3.56m)**

An attractive good sized rear facing reception room, this opens directly into the dining kitchen, there are 2 central heating radiators and a central ceiling light.

**OPEN PLAN DINING KITCHEN**

**23'5" max x 13'10" max (7.14m max x 4.22m max)**

This is fitted with a range of modern high and low level units finished with a dark navy cabinet door, a contrasting work surface with a feature tiled wall. Within the kitchen there are integrated appliances which include a 4 ring ceramic hob with an extractor hood above, integrated double oven, fridge and freezer and an integrated dishwasher. There is a composite 1½ bowl sink unit with a mixer tap, a pvc double glazed window, the work surface extends to provide a breakfast bar. A continuation of the LVT style flooring, central heating radiator and two broad double opening doors which give access out into the properties rear garden. There is inset spotlighting to the ceiling and a central ceiling light.

**UTILITY ROOM**

The utility room is finished with coordinating units, it has

plumbing for a washing machine, tumble dryers etc, a pvc double glazed window, LVT flooring and a central heating radiator.

**BOOT ROOM/GF OFFICE**

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

**SEPARATE DINING ROOM AND/OR BEDROOM 4**

This has a pvc double glazed bay window to the front, coving, central heating radiator and a central ceiling light.

**FIRST FLOOR LANDING**

A pvc double glazed window to the side, access point into the loft space and doors leading to the bedrooms and bathroom.

**BEDROOM 1 REAR**

**14'2" x 11'9" (4.32m x 3.58m)**

A good sized double bedroom, it has a pvc double glazed window with an outlook over the rear garden, a central heating radiator and a central ceiling light.

**BEDROOM 2**

**13'1" x 9'0" (3.99m x 2.74m)**

This has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**10'10" x 7'2" (3.30m x 2.18m)**

This is a comfortable third bedroom as evidenced by the room measurements. There is a pvc double glazed window, a central heating radiator and a central ceiling light.

**SHOWER ROOM**

The house bathroom has been reconfigured and remodeled to create a contemporary shower room. It has a corner shower enclosure, a floating wash hand basin set onto a vanity top and a low flush wc. There is a contemporary towel rail/radiator, pvc double glazed window, LVT floor covering, inset spotlighting to the waterproof ceiling and an extractor fan.

**OUTSIDE**

The property stands on an attractive plot, the front is hard landscaped with block paving. This provides car standing and

access into the rear garden which can also be accessed courtesy of the patio doors.

**REAR GARDEN**

This is all nicely enclosed, it has a paved patio and sitting area which opens on to an artificial lawn. Beyond here there is a useful timber storage shed, all nicely enclosed with fencing and maturing plants to the perimeters providing screening and privacy.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler - TBC.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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

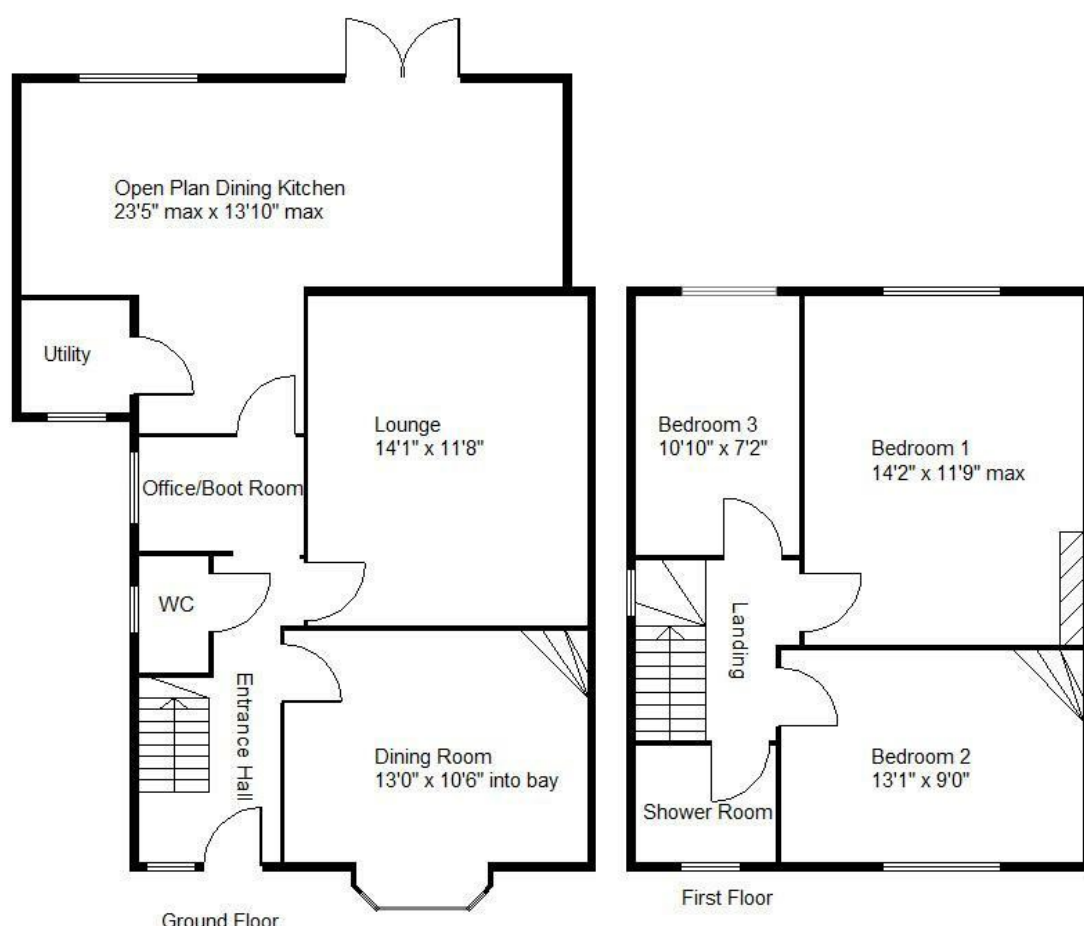
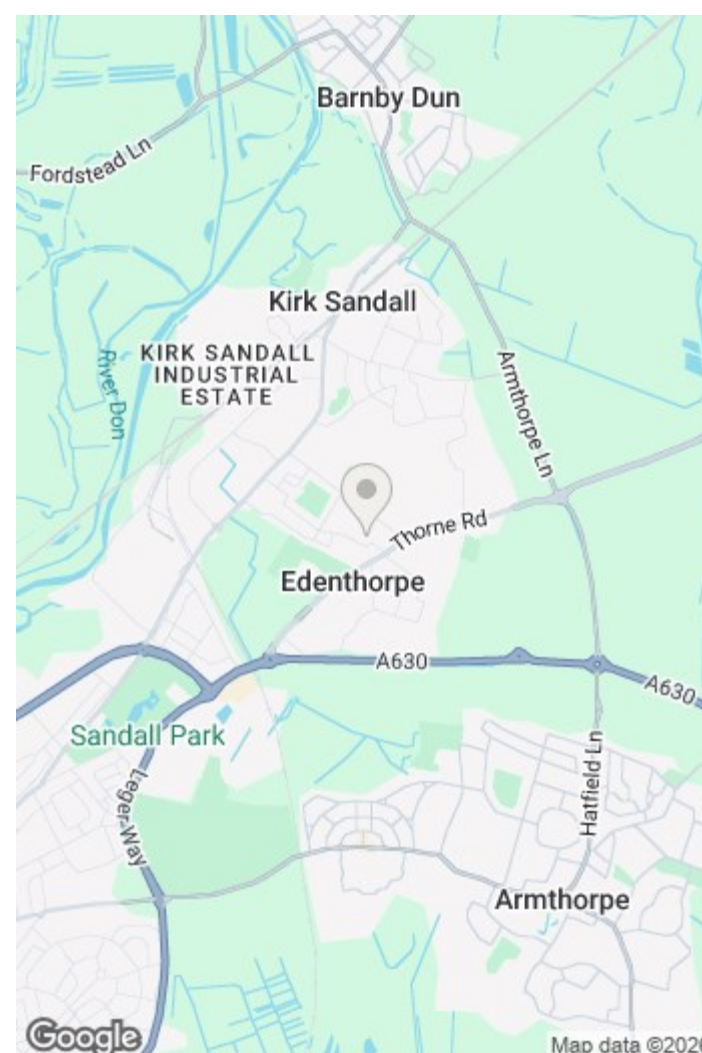
property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings 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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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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	