

Details as provided by the vendor



9 Rectory Gardens,

A stunning 3 bedroom detached home (formerly 4) having contemporary fixtures and fittings, beautiful kitchen, ensuite and bathroom, gas heating, UPVC double glazing, south westerly facing rear gardens with nice views to the Town Fields and town centre. The property briefly comprises of ; entrance hallway, bay window lounge, dining room, kitchen, downstairs wc, landing, 3 bedrooms, ensuite and a four piece bathroom suite.

Viewing highly recommended.

Asking Price Of £300,000

Viewing

By appointment only

A stunning 3 bedroom detached family home (formerly 4) having contemporary fixtures and fittings, beautiful kitchen, ensuite and family bathroom.

The property has been modernised blending traditional features creating a stylish environment to live, there's a gas heating system, UPVC double glazing and an excellent standard of internal presentation and decoration.

The accommodation will not fail to impress and comprises of an inviting and bright hallway, bay window lounge, dining room with French doors out to the rear, kitchen with built in appliances, downstairs wc, landing, 3 bedrooms, ensuite and four piece bathroom suite.

Situated within walking distance of the Town Fields, near to Doncaster's City centre and DRI, along a cul de sac, off road parking in front of the garage and lovely south westerly facing rear gardens.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

Proceed out of Doncaster travelling along Thorne Road, directly opposite the Town Fields, Rectory Gardens can be found on the left hand side.

ACCOMMODATION

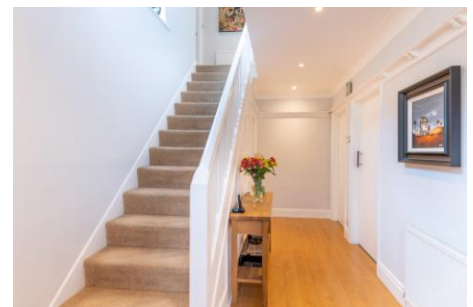
Modern composite entrance door opens into the porch with oak internal door to the hallway.

ENTRANCE HALLWAY

A bright and airy entrance hallway having wooden flooring, traditional plate shelf, radiator, coving, downlights, stairs rising to the first floor landing and internal doors to the lounge, dining room and kitchen.



ENTRANCE HALLWAY



LOUNGE

17' 4" x 11' 11" (5.28m x 3.63m) (into the bay)

An elegant bay window, having decorative obscure window to side elevation, chrome has fire with granite inset hearth and decorative surround, radiator, coving, socket point and modern decoration.



DINING ROOM

11' 10" x 13' 5" (3.61m x 4.09m) (into the bay)

A rear facing and well proportioned room enjoying UPVC doors opening out to the gardens, UPVC windows, coving, socket points and obscure window to the side elevation.



KITCHEN

14' 8" x 10' 11" (4.47m x 3.33m) A very modern and contemporary kitchen having a range of high gloss units with contrasting worktop with inset sink, stainless steel double oven, microwave, integrated dishwasher, washing machine, fridge and freezer, peninsular worktops with breakfast bar, 5 ring gas hob and Neff hood. Contemporary wall radiator, downlights, UPVC window allowing natural light to stream in, door to the downstairs wc, rear door out to the garden and useful understairs storage cupboard.



KITCHEN



KITCHEN



DOWNSTAIRS WC

A two piece suite with low flush wc, corner wash basin with contemporary tiled splashback, radiator and tiled floor.



LANDING

A good sized landing having feature coloured stained glass window, doors to all bedrooms, bathroom, loft access and ladder.



BEDROOM 1

18' 3" x 10' 3" (5.56m x 3.12m) (into the bay)

A front facing double bedroom with built in storage and wardrobe space to one wall, coving, picture rail, UPVC double glazed bay window and internal door to the ensuite shower room.



BEDROOM 1



ENSUITE

Formerly the fourth bedroom, the ensuite enjoys a double shower cubicle with Aqualisa shower, low level flush wc, wash hand basin with vanity draws and tiling to the walls.



BEDROOM 2

11' 10" x 11' 1" (3.61m x 3.38m) A rear facing bedroom with laminate flooring, radiator, coving, downlights and UPVC window overlooking the rear gardens.



BEDROOM 3

10' 4" x 7' 5" (3.15m x 2.26m) A third rear facing bedroom having radiator, double socket point and picture rail.



BATHROOM

A very stylish four piece suite with matching floor and wall tiles, bath with chrome spray, wc, floating wash hand basin, separate shower cubicle and chrome towel rail



BATHROOM



OUTSIDE

A large block paved frontage provides plenty of off road parking space, there is an integral garage with storage unit and side personal door. A walkway leads down the side to the rear gardens providing a patio ideal for seating and entertaining in the warmer months, attractive lawned garden with raised borders, well stocked shrubs and plants.



OUTSIDE



OUTSIDE



OUTSIDE



DATED - 14/09/2022

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

