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the family estate agents

Price Guide
£289,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: D

4 Church View Close

Belton, Doncaster, North Lincolnshire, DN9 1PT

4 Bedroom Detached House



- ✓ A FINE TRADITIONAL DETACHED HOUSE
- ✓ HIGHLY DESIRABLE VILLAGE LOCATION
- ✓ OPEN PLAN DINING KITCHEN
- ✓ 4 BEDROOMS WITH A MASTER EN-SUITE
- ✓ MAIN FAMILY BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN

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A highly desirable detached family home situated within a rarely available quiet residential area offering well proportioned and extended accommodation comprising;

FRONT ENTRANCE PORCH

With a uPVC double glazed entrance door with inset pattern glazing with arch top light, attractive wooden flooring, wall to ceiling coving and archway through to;

INNER HALLWAY

Enjoys a traditional straight flight staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post with under stairs storage, wall to ceiling coving and continuation of wooden flooring.

CLOAKROOM

With a side uPVC double glazed window with inset hammered effect and leaded glazing, a two piece suite comprising a low flush WC, wall mounted wash hand basin with tiled splash back.

FINE FRONT LIVING ROOM

Measures Approx. 4.84m x 3.7m (15' 11" x 12' 2"). Enjoying a front uPVC double glazed broad leaded window, attractive feature live flame coal effect gas fire with decorative marble hearth and matching mantle, TV point and wall to ceiling coving.

SPACIOUS OPEN PLAN DINING KITCHEN

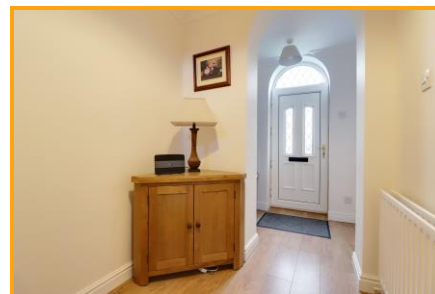
Measures Approx. 6.74m x 3.01m (22' 1" x 9' 11"). Enjoying a rear uPVC double glazed window and archway through to the rear conservatory. The kitchen enjoys an extensive range of lime wash panelled low level units, drawer units and wall units with integral appliances and a complementary patterned working top surface with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built in 4-ring gas hob with overhead extractor, eye level double oven and microwave, tiled flooring, wall to ceiling coving and internal door through to the utility.

CONSERVATORY

Measures Approx. 3.38m x 2.65m (11' 1" x 8' 8"). With dwarf walling with uPVC double glazed windows above with leaded top lights and side french doors allowing access to the garden, polycarbonate hipped and pitched roof and tiled flooring.

UTILITY

Measures Approx. 2.17m x 3.15m (7' 1" x 10' 4"). Enjoying a rear uPVC double glazed entrance door with inset pattern glazing and adjoining window, range of golden oak base and eye level storage units with a patterned working top surface with tiled splash backs, incorporating a stainless steel sink unit with drainer to the side, plumbing and space for appliances, tiled flooring, wall to ceiling coving and personal door through to;



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FIRST FLOOR LANDING

Enjoys continuation of open spell balustrading, wall to ceiling coving, fitted airing cupboard with cylinder tank and doors off to;

DOUBLE BEDROOM 1

Measures Approx. 2.34m x 5.07m (7' 8" x 16' 8"). Enjoying a front uPVC double glazed window, wall to ceiling coving and door through to;

EN-SUITE SHOWER ROOM

Enjoying a rear uPVC double glazed window with inset pattern glazing and enjoying a three piece suite in white comprising of a low flush WC, pedestal wash hand basin, walk in shower cubicle with overhead mains shower and glazed screen, tiled flooring and fully tiled walls.

DOUBLE BEDROOM 2

Measures Approx. 3.19m to wardrobes plus door opening recess x 3.73m (10' 6" x 12' 3"). Enjoying a front uPVC double glazed and leaded window, fitted "his and hers" wardrobe and wall to ceiling coving.

DOUBLE BEDROOM 3

Measures Approx. 3.55m plus deep recess x 3.04m (11' 8" x 10' 0"). Enjoying a rear uPVC double glazed window, laminate flooring and loft access, fitted wardrobe.

BEDROOM 4

Measures Approx. 2.33m x 2.72m (7' 8" x 8' 11"). Enjoying a front uPVC double glazed and diamond leaded window, built in over stairs wardrobe and wall to ceiling coving.

FAMILY BATHROOM

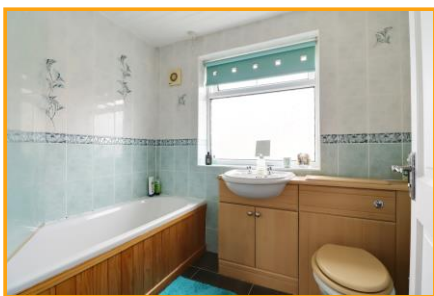
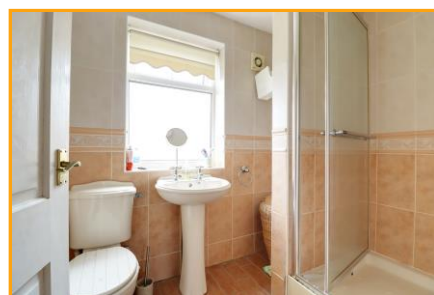
Measures Approx. 1.66m x 2.38m (5' 5" x 7' 10"). Enjoying a rear uPVC double glazed window with inset hammered effect glazing and enjoying a three piece suite in white comprising a close coupled low flush WC, matching adjoining vanity wash hand basin with storage cabinet beneath, panelled bath with overhead Mira electric shower with glazed screen, tiled floor, fully tiled walls and PVC clad to the ceiling.

GROUNDS

To the front the property has a lawned garden with mature shrub borders and hard standing driveway that leads to an integral garage. The rear comes fully enclosed and enjoy excellent privacy with generous flagged seating area, further lawned gardens with mature planted borders.

OUTBUILDINGS

Measures Approx. 2.22m x 5.25m (7' 3" x 17' 3"). With up and over front door, internal power and lighting and personal door through to the utility.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a gas fired radiator system.

DOUBLE GLAZING

There are uPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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