

4 Bedroom(s), Detached House, Freehold

Stonegate Close, Blaxton, Doncaster.



- 3D Virtual Tour Available
- Integrated Garage, Driveway and Separate Garage to Rear
- Spacious Lounge Diner and Separate Dining Room
- Ground Floor Shower Room and Separate Family Bathroom on First Floor
- Popular and Quiet Location with Local Amenities
- Four Bedroom Detached Family Home
- Beautifully Landscaped Rear Garden with Two Gazebos and Summer House
- Kitchen and Separate Utility Room
- Jack and Jill Bathroom to Two Bedrooms

£360,000
For Sale

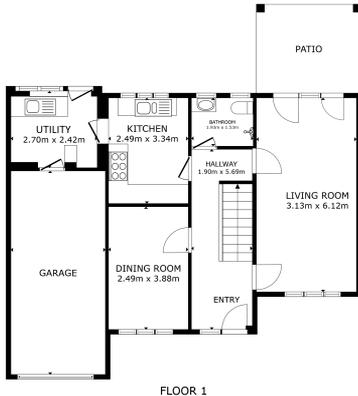
Book your viewing today Tel: 01302 247754

Owner's View

This house has been my family home since 1988 & it is where my three children have grown up. It's been a house full of laughter & the place of many family events which are now fond memories. It's time for me to downsize & move onto my next stage of active retirement & let a new family enjoy the house & garden & make it their home.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 31.12m² PATIO: 9.21m²
EXCLUDED AREA: 1 GARAGE: 23.8m² PATIO: 9.21m²
TOTAL: 128.6m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Utility



Entry



Kitchen



Lounge Diner



Dining Room



Shower Room



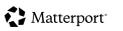
First Floor

Floor Plan



FLOOR 2

FIGURES INTERNAL AREA
FLOOR 1: 61.00 SQ. METERS FLOOR 2: 47.10 SQ. METERS
EXCLUDED AREAS: GARAGE: 21.00 SQ. METERS PATIO: 2.20 SQ. METERS
TOTAL: 128.00 SQ. METERS
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Master Bedroom



Bedroom



Jack and Jill Bathroom



Exterials

Bedroom



Front Aspect



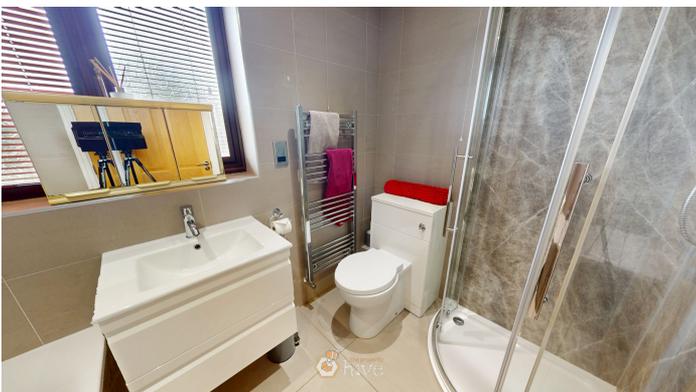
Bedroom



Rear Garden



Family Bathroom



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 11/1/2022



Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/4/1988

Boiler Location - Cupboard in utility room

Approximate Electrical System Installation Date - 7/4/1988

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	