

# HUNTERS<sup>®</sup>

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## Wavell Crescent

Mattersey Thorpe, Doncaster, DN10 5EZ

£280,000



Council Tax: B



# 6 Wavell Crescent

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## DESCRIPTION

Briefly the property comprises entrance hallway, two bedrooms, one with en suite, lounge, conservatory, kitchen diner and bathroom whilst outside is a drive to the front allowing off street parking for several vehicles leading to a garage and private garden to the rear. The property also benefits from solar panels, electric heating and double glazing throughout.

Mattersey Thorpe is a village situated 7 miles north of the market town of Retford and along with the neighbouring village of Mattersey benefits from a primary school, post office/convenience store and Garage. There is also a regular bus service running to Retford and Bawtry. Retford also has a wealth of amenities and is ideally situated for commuting lying on the east coast mainline and close to the motorway network via the A1.

## ACCOMMODATION

The property is accessed from the front via steps which lead down to a wood effect double glazed door with two ornate glass panels giving access to:

### ENTRANCE HALLWAY

3'4" x 21'11" (1.02m x 6.70m)

Providing access to the lounge, kitchen diner, two bedrooms and shower room, loft access, airing cupboard, store cupboard, telephone point, wall unit, smoke alarm to ceiling and radiator.

### LOUNGE

11'6" x 16'4" (3.51m x 4.98m)

TV point, two shelves, high level window, radiator and doors into:

### CONSERVATORY

12'7" x 13'0" (3.84m x 3.98m)

Tiled flooring, spotlights to ceiling, door leading out to the rear garden.

### KITCHEN DINER

11'7" x 15'5" (3.54m x 4.72m)

Wall and base units in grey with complementary work tops, built in Indesit cooker and grill, four ring Zanussi induction hob with extractor fan over, integrated dishwasher, spaces for washing machine and fridge, one and a half stainless steel sink with mixer tap, wood panel flooring, three suspended light fittings, TV point, white uPVC door with glass panel opening to the side elevation, window to the rear elevation, inset spotlights and radiator.

### BEDROOM ONE

13'8" x 10'3" (4.18m x 3.13m)

Built in wardrobes, TV point, bay window to the front elevation, radiator and door leading into:

### EN SUITE

7'11" x 4'5" (2.43m x 1.37m)

Tiled throughout with shower cubicle housing Mira Sprint electric shower, wash hand basin with mixer tap and low level flush wc in unit with cupboards, wall cupboards with built in spotlights and mirror, wall mounted towel holder, electric down heater,

### BEDROOM TWO

8'0" x 12'10" (2.44m x 3.92m)

Built in wardrobe, TV point, bay window to the front elevation and radiator.

## SHOWER ROOM

7'11" x 7'5" (2.43m x 2.28m)

Tiled throughout with walk in shower cubicle with Triton T80 electric shower, wash hand basin and wc in unit with cupboards, wall mounted cupboards and towel holder, electric down heater, radiator and window to the side elevation.

## EXTERNALLY

To the front is a lawn area with mature borders, wall with railings and a drive to the side allowing off street parking for several vehicles leading to the garage and rear garden via a wooden gate. The rear garden is mainly laid to lawn with paving and mature borders, pagoda, tool shed and outside tap.

## GARAGE

8'11" x 19'5" (2.73m x 5.93m)

Electric roller door, roof storage, power and lighting and personal door opening to the rear garden.

TENURE- Freehold

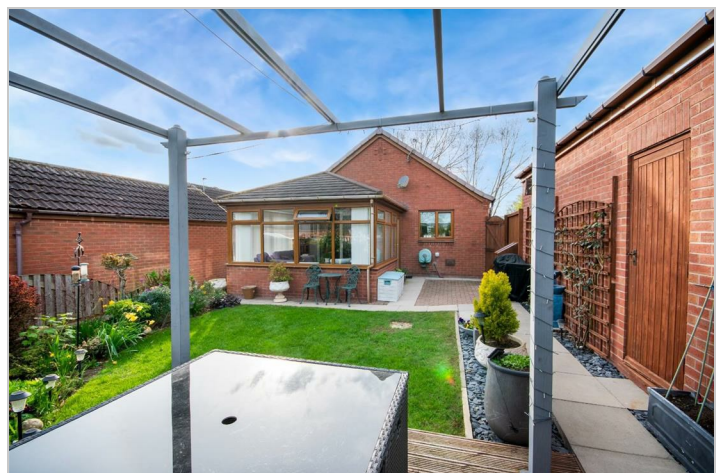
## COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

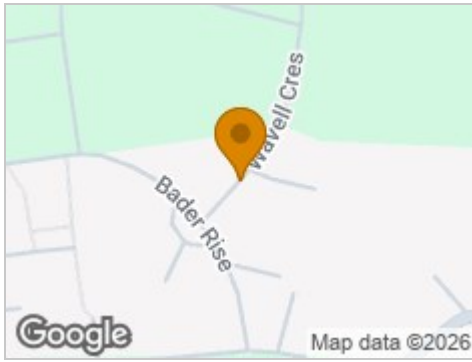
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

## AGENTS NOTE

We are advised the property has solar panels which are owned by the vendor.



## Road Map



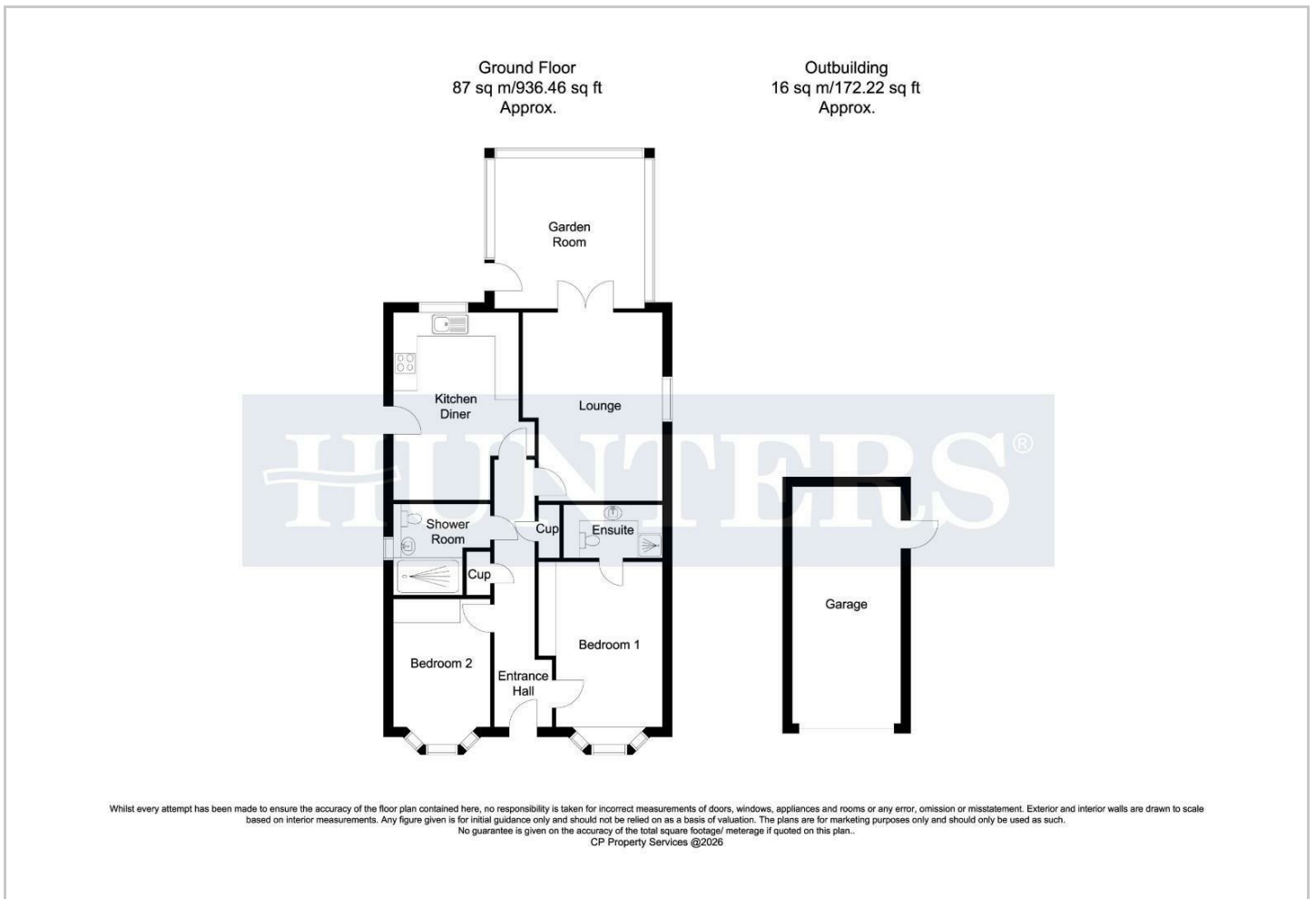
## Hybrid Map



## Terrain Map



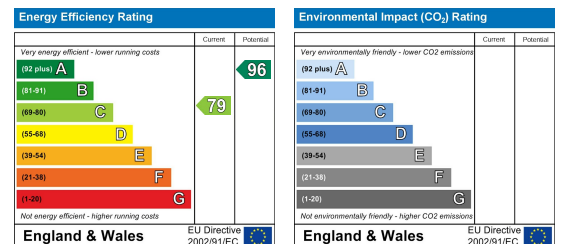
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.