



North Eastern Road, Doncaster, DN8

£235,000

None

Tenure: Freehold, **Bedrooms:** 4

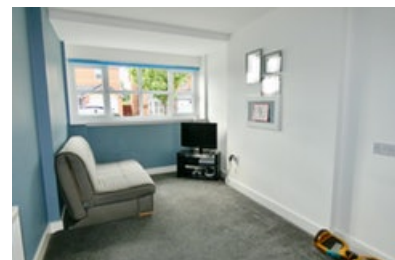
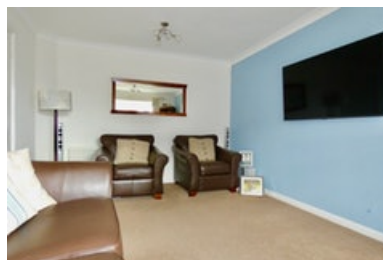
Arrange your viewing straight away as this is an outstanding example ideal for that next step on the property ladder.

Key features:

- Detached house
- Viewing Advised
- Superbly updated & presented
- Quiet Location
- Entrance Hall with Wc
- Lounge & Play room
- Spacious Kitchen Dining room
- Four Double Bedrooms
- Updated Bathroom & En-suite Shower room

Extra info:

- **Property Age:** 14 years
- **Council Tax:** Band D (£1325.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



An outstanding example this four bedroom detached house was built approx 14 years ago by Harron Homes. The owners have kept the property up to date and have much improved the property from the original specification. As well as a new kitchen bathroom & shower room they have converted the garage into a useful playroom & open planned the kitchen dining room which is a great size ideal for the young family. The attention to detail impresses throughout with oak floors, an integrated Oak kitchen with a granite worktop and excellent decor, there is no work required other than just choosing furniture.

The accommodation provides an entrance hall with Wc, a lounge with bay window, a superb modern kitchen with dining area with French doors to the rear garden & integrated kitchen & a playroom having been converted to building regulations from what was the garage. The first floor offers a spacious master bedroom with built in wardrobes & an ensuite shower room, Three double bedrooms and a modern bathroom. The property benefits from gas central heating & double glazing. There is parking to the front with the rear garden laid to lawn with a patio.

Viewing is advised so as not to miss out on one. Only on viewing will the quality show.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

4 The Hedgerows, North Eastern Road, Thorne, DONCASTER, DN8 4AS

Dwelling type: Detached house	Reference number: 0163-2854-7262-9091-4971
Date of assessment: 14 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 June 2019	Total floor area: 125 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,307
Over 3 years you could save	£ 294

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 309 over 3 years	£ 309 over 3 years
Heating	£ 1,602 over 3 years	£ 1,476 over 3 years
Hot Water	£ 396 over 3 years	£ 228 over 3 years
Totals	£ 2,307	£ 2,013

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="7" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">75</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table>	Current	Potential	75	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G														
Not energy efficient - higher running costs																				
Current	Potential																			
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Top actions you can take to save money and make your home more efficient

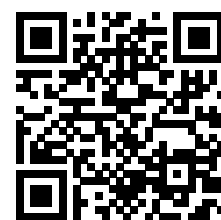
Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 174
2 Solar water heating	£4,000 - £6,000	£ 120
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 879

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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