



The Magnolia , Doncaster DN10 5EF

Asking price £350,000

Whispering Fields places you in the heart of the tranquil countryside, surrounded by serene lakes, lush greenery, and the gently winding River Idle. Families with young children will appreciate the close proximity of Mattersey Primary School—rated “Good” by Ofsted—just a short and scenic walk away. Several other well-regarded schools are also within a few minutes’ drive, all easily accessible via local bus routes.

Among the stunning homes available is The Magnolia—a beautifully appointed three-bedroom detached house spanning 1,367 sq ft. This thoughtfully designed home features a 29ft open-plan kitchen and family room with elegant bifold doors, ideal for modern living and entertaining. The kitchen is fitted with stylish and high-quality Howdens cabinetry, complemented by sleek Porcelanosa tiles throughout.

Further highlights include a separate utility room, integral garage, and a luxurious master bedroom with ensuite. Comfort and sustainability go hand in hand, with underfloor heating on the ground floor and an energy-efficient air source heat pump, ensuring year-round warmth and reduced energy costs.

locating your ideal home





ises

 The Lavender
3 Bedroom House

 The Magnolia
3 Bedroom House

 The Poppy
2 Bedroom Bungalow

 The Mulberry
2 Bedroom Bungalow

 The Jasmine
4 Bedroom House

 The Azalea
4 Bedroom House

 The Primrose
3 Bedroom Bungalow



ies shown on this plan should not be relied upon as legally binding and will be confirmed at the point of sale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

All the content within this advert and the various marketing material are of copyright

locating your ideal home

