

Keith Clough

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Willow View, 28 The Nooking, Haxey, DN9 2JQ

Price Guide: £450,000

32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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Willow View, 28 The Nooking, Haxey, DN9 2JQ

A spacious detached family home located in the village Haxey offering ample living accommodation and beautifully south facing manicured lawned gardens. Ideally positioned within access to all local amenities and neighbouring villages and towns. Briefly comprising reception hall way, cloakroom, living room, dining room, conservatory, kitchen, utility, snug, four double bedrooms one with ensuite facilities and family bathroom. Upvc double glazing and gas fired central heating. The driveway offers ample parking space that leads to the double detached garage with electric door. There is a good sized south facing rear lawned garden with a patio area, mature trees, shrubs all enclosed by a wooden fence boundary. The property is worthy of an internal inspection to appreciate what is on offer.

RECEPTION HALLWAY: Front facing entrance door leads into reception hallway. Built in ample storage cupboards. Personal door leading into garage. Staircase leading to first floor landing and bedrooms. Radiator. Double glass panelled doors into living room.

CLOAKROOM: Side facing window. Low level WC and vanity sink unit. Heated towel rail.

LIVING ROOM: 17' 10" x 12' 10" (5.445m x 3.920m) Front facing window. Living flame gas fire with tiled inset and hearth and decorative fireplace surround. Television point. USB's connectors. Double glass panelled doors into open plan dining room. Radiator.



DINING / LIVING AREA: 23' 7" x 12' 10" (7.191m x 3.922m) Rear and side windows. Side facing doors to patio area and garden. Living area with vaulted ceiling and ceiling spotlights. Wood effect floor. Radiator. Open plan through to kitchen.



KITCHEN: 11' 6" x 9' 10" (3.506m x 3.009m) Rear facing window. A range of oak wall and base units with drawers, wine rack, glass fronted cupboards and corner display shelving. Worktop incorporating a stainless steel single bowl drainer sink with mixer tap. Halogen hob with canopied extractor fan above, built in separate oven and microwave. Integrated fridge freezer and dishwasher. Coved ceiling. Ceiling spotlights. Radiator.



UTILITY ROOM: 11' 4" x 5' 1" (3.469m x 1.554m) Side facing window and rear facing entrance door. Matching base and wall units from kitchen. Corner display shelving. Worktop incorporating a stainless steel single bowl drainer sink. Provisions for white goods. Tiled floor. Radiator.



BEDROOM 1: 15' 3" x 13' 2" (4.668m x 4.036m)

Front facing window. One wall of built in wardrobes. Television point. Radiator.



SNUG: 10' 9" x 9' 9" (3.281m x 2.996m) Side facing window. Television point. Radiator.



ENSUITE: 8' 1" x 4' 1" (2.469m x 1.247m)

Side facing window. Fitted suite comprising of a low level WC and floating hand wash basin. Floating cupboard. Wall mirror. Tiled floor. Heated towel rail.



FIRST FLOOR LANDING: Built in storage. Loft access.



BEDROOM 2: 13' 3" x 11' 0" (4.064m x 3.364m) Double aspect windows. Ceiling spotlights. Radiator.



BEDROOM 3: 11' 7" x 10' 5" (3.534m x 3.194m) Rear facing window. One wall with built in wardrobes. Television point. Radiator.



BEDROOM 4: 11' 7" x 9' 11" (3.556m x 3.029m) Rear facing window. Radiator.



BATHROOM: 8' 4" x 7' 9" (2.558m x 2.364m) Rear facing window. Fitted suite comprising of a low level WC, vanity sink unit with cupboards and drawer and vanity mirror above, panelled bath with hand shower and shower cubicle with rain shower and hand shower. Ceiling spotlights. Tiled walls. Heated towel rail.



OUTSIDE: A low brick boundary wall to the front offers access to the driveway with ample parking for several vehicles and a detached double garage with electric door. Mature tree and hedge boundaries to both sides. To the rear there is a south facing paved patio area and beautifully manicured lawned garden with fish pond all enclosed by mature trees, hedge and wooden fence boundary. External tap and lights.



note: appliances such as radiators, heaters, boilers, fixtures and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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