



Moss Road
Moss DN6 0HH

Offers Over £450,000
FREEHOLD

VIEWING ESSENTIAL to appreciate the size of this FIVE DOUBLE bedroom DETACHED house with double garage and large plot, located in a small hamlet. With flexible accommodation this would make great family home, with generous sized rooms including a spacious lounge, large kitchen/diner, study/dining room and two bathrooms.



- FIVE BEDROOM DETACHED HOUSE • Lounge, Kitchen/diner, Utility room • Study or Dining room, Ground floor w.c.

ENTRANCE PORCH

Front timber double glazed entrance door with adjoining glazed side panels. Timber floor. Open access into the entrance hall.

ENTRANCE HALL

Impressive central entrance hall with sweeping spindle balustrade staircase leading to the first floor galleried landing. Glazed double doors lead into the lounge with doors off to the kitchen, dining room and further reception room which is currently used as bedroom five. Useful built in storage cupboard with double doors. Two radiators Timber floor.

LOUNGE

16'10" x 13'8" excluding bay window

Front facing UPVC double glazed walk in bay window. Feature exposed brick inglenook style fireplace with timber beam mantle and quarry tiled floor with electric stove effect fireplace. Two radiators.

STUDY OR DINING ROOM

11'9" x 11'5" excluding bay window

Front facing UPVC double glazed walk in bay window. Radiator. This room is currently being used as a study.

KITCHEN/DINER

19'3" x 16'3"

Two rear facing UPVC double glazed windows and rear facing UPVC double glazed French doors. Fitted with a range of light oak effect wall and base units with black granite effect worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks. Free standing five ring electric range master cooker with extractor hood above. Space for American style fridge freezer and integrated dishwasher. Feature exposed brick wall. Tiled floor. Radiator. Door through to the utility room.

UTILITY ROOM

8'8" x 5'10"

Rear UPVC double glazed entrance door. Fitted with a base unit with black granite effect worksurfaces with space and plumbing for washing machine and dryer. Wall mounted LPG combi boiler. Tiled floor. Door into the w.c.

W.C

5'1" x 3'1"

Fitted with a white w.c. and wash hand basin. Tiled floor. Radiator.



- Master bedroom with en-suite • UPVC double glazed • LPG central heating • Rural hamlet only 8 miles from M62 • Flexible family sized accommodation • Viewing recommended

BEDROOM FIVE OR RECEPTION ROOM

15'0" x 11'5" measured to maximum points

Two rear facing UPVC double glazed windows. Radiator.

GALLERIED LANDING

Spacious landing with spindle balustrade to the staircase.

Two front facing UPVC double glazed windows. Doors off to all rooms. Useful built-in storage cupboard. Loft access point.

Radiator.

MASTER BEDROOM

19'3" x 16'3" measured to maximum points

Three rear facing UPVC double glazed windows. Built-in wardrobes with matching bedside cabinets. Radiator. Door into the en-suite shower room.

EN-SUITE

8'0" x 5'1"

Rear facing UPVC double glazed window. Fitted with a multi-jet steam shower, vanity wash hand basin and w.c. Tiled walls. Chrome towel radiator.

BEDROOM TWO

14'11" x 11'5"

Two rear facing UPVC double glazed windows. Built-in wardrobes, dressing table and bedside cabinets. Radiator.

BEDROOM THREE

11'9" x 11'6"

Two front facing UPVC double glazed windows. Radiator.

BEDROOM FOUR

13'8" x 8'4"

Two front facing UPVC double glazed windows. Radiator.

BATHROOM

13'8" x 8'3"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a feature freestanding roll top claw foot bath, pedestal wash hand basin, w.c and bidet. Tiled floor. Radiator.

OUTSIDE

The property stands prominently and back from the road with a lawned front garden with brick boundary wall and wrought iron railings and electric remote control wrought iron gates. A long block paved driveway provides parking for several vehicles with turning area, which also leads to the side and to the rear, where there is further parking and access to the double garage.



DETACHED DOUBLE GARAGE

20'3" x 19'4"

With front roller shutter access doors. Electric light and power.

Side pedestrian access door.

The rear garden is particularly private with timber panelled fencing, lawn, decked seating areas and a covered hot tub area.

NO UPWARD CHAIN INVOLVED

INFORMATION

Solar panels are installed offering great electric savings.

The heating is powered by LPG and the drainage is via a cesspit.

LOCATION

'Budleigh' stands prominently on Moss Road within the small Hamlet of Moss enjoying a rural setting, yet within 8 miles of the M62 motorway (junction 34) and 7 miles of the M18 (junction 6) with Doncaster town centre accessed within 10 miles. There is a range of shopping and facilities in the nearby towns of Askern (approximately 2.5 miles) and Thorne (within 7 miles).



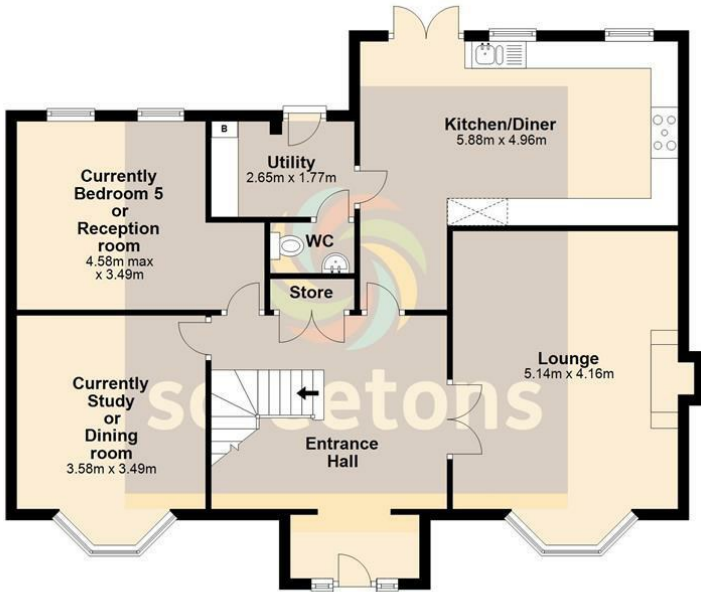


Additional Information

Local Authority - Doncaster
Council Tax - Band F
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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