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The Paddocks

Cadeby, Doncaster, DN5 7SQ

Offers In Excess Of £380,000



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Entrance Hall

Via a decorative front facing wooden glazed door this opens into the roomy entrance hall, having laminate flooring, wall mounted radiator, stairs rising to the first floor landing and a built-in storage cupboard.

Downstairs WC

Handy addition to any busy house hold this room comprises of, low flush WC and a wash hand basin with mixer tap, partial tiling to the walls, tiled flooring for easy clean, wall mounted radiator and double glazed window to the front.

Living Room

Step inside the light and airy living space having a front facing double glazed wooden bay window and rear facing double glazed sliding patio doors to the York stone patio and garden beyond, not only bring the outdoors in but filling this room with natural light, feature natural stone fireplace which extends to the alcove with wooden mantle and houses the open fire giving the room not only a focal point but a cosy feel, there is a gas supply to the back of the fire should you wish to change this, two wall mounted radiators and aerial point to finish.

Dining Room

Ideal spot to entertain guests the dining room comprises of a front facing double glazed wooden bay window and a side facing double glazed wooden window letting in the natural light, wooden flooring and two wall mounted radiators.

Kitchen

The real hub of the home is this stylish and well designed fitted kitchen, with a range of modern

matte grey wall and base units providing storage with coordinating work surfaces over, stainless steel sink and drainer with mixer tap, integrated four ring gas hob with extractor fan over, integrated dishwasher, fridge and double electric oven, splashback tiling, breakfast bar perfect for entertaining and enjoying your morning coffee, laminate flooring, wall mounted radiator and spotlights to the ceiling.

Utility Room

Hideaway for the family washing is the utility room, with wall and base units fitted for storage, work surfaces beneath which is space for a washing machine and fridge, beautiful Belfast sink, a wall mounted gas central heating boiler, wall mounted radiator, laminate flooring and a side facing wooden glazed door.

Landing

Landing having a rear facing double glazed wooden window, wall mounted radiator, access to the loft which is boarded with ladder and light, and all doors leading to airing cupboard, bedrooms and family bathroom.

Master Bedroom

Generously sized master bedroom with fitted wardrobes providing that extra storage we all crave, having a front facing double glazed wooden window, wall mounted radiator and door to the en-suite bathroom.

En-suite

Perfect spot to escape and unwind, comprising of low flush WC, a wash hand basin fitted into a vanity unit for storage and an oversized whirlpool bath with

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shower over and screen. side facing obscure double glazed wooden window, a column style wall mounted radiator and spotlights to the ceiling.

Bedroom Two

Another good sized double bedroom with fitted wardrobes providing a range of hanging and storage space, side facing double glazed wooden window and wall mounted radiator

Bedroom Three

Ideal third bedroom with a front facing double glazed wooden window, neutral décor and wall mounted radiator.

Bedroom Four

Final but certainly not least the fourth bedroom could be an ideal home office or dressing room with a rear facing double glazed wooden window, and wall mounted radiator

Family Bathroom

The spacious family bathroom comprises of a front facing Velux style window, low flush WC, wash hand basin with mixer tap and bath with shower over and screen in place, splash back tile to walls and wall mounted radiator to finish.

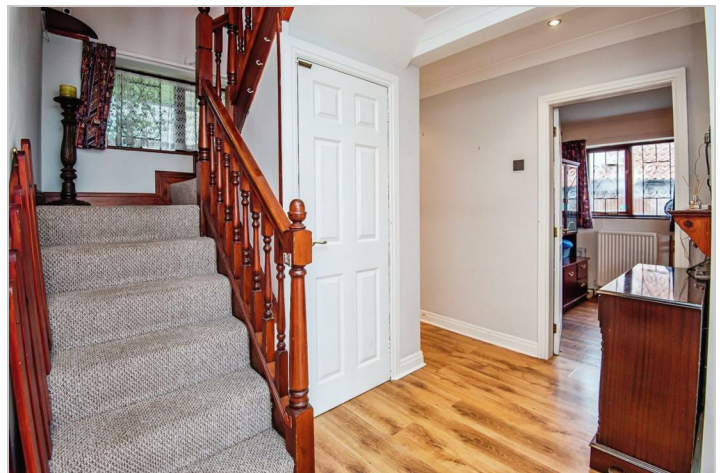
Exterior

To the front of the property is a lawned garden with various shrubs, flowers and trees, adding to the privacy as well as a splash of colour, a double drive to the side of the property which leads to the double garage giving ample secure off road parking.

To the rear of the property is a generous mainly laid to lawn enclosed garden with hedging to the borders providing privacy, a paved patio area ideal for dining and entertaining in the warmer months with an outside tap and double power socket.

Double Garage

Accessed via an up and over door, a side door to the rear garden and stairs which rise to the loft area which is boarded with power and lights.



Road Map



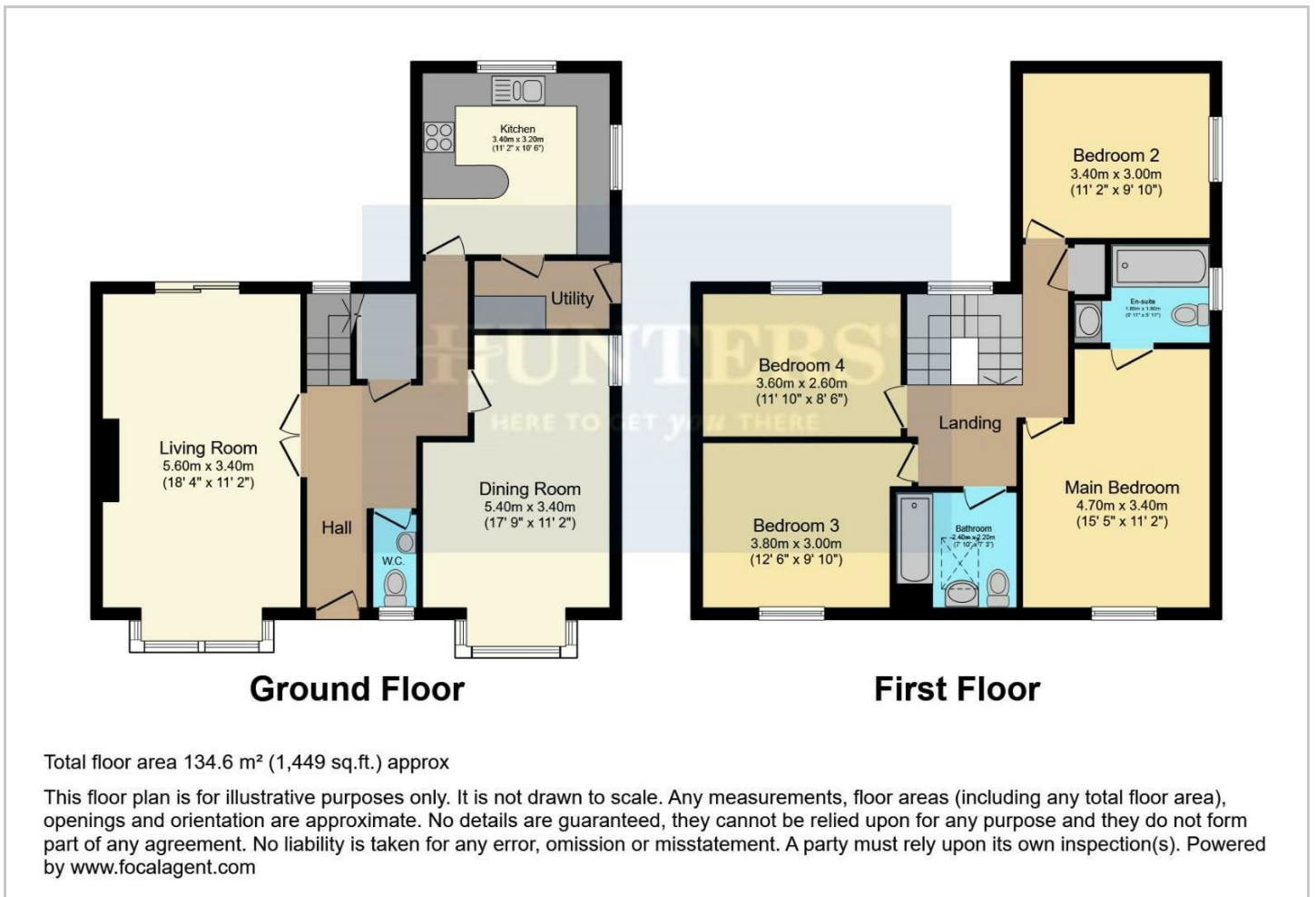
Hybrid Map



Terrain Map



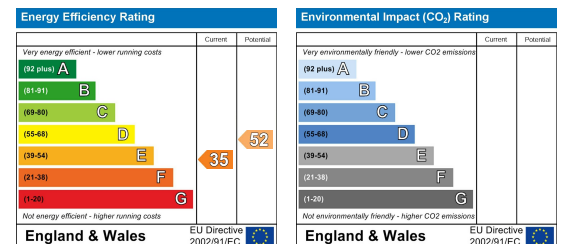
Floor Plan



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 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.