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**Wellington Drive, Finningley, Doncaster**  
**Guide Price £465,000 - £475,000**

**15 Wellington Drive, Finningley, Doncaster, DN9 3FD**

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**ABSOLUTELY PRISTINE AND VERY STYLISH 4 DOUBLE BEDROOM DETACHED HOUSE / BUILT BY DAVID WILSON HOMES / LARGEST HOUSE TYPE THE 'CHELWORTH' / EXTENDED BRICK AND GLASS ORANGERY / DETACHED DOUBLE GARAGE WITH PARKING IN FRONT //**

Located in this desirable cul-de-sac, an immaculate 4 double bedroom detached house, built by David Wilson Homes approximately 8 years ago. The Chelworth style is the largest on site plus there has been a large brick and glass sunroom extension too. Beautifully presented throughout as evidenced by the photographs, it has a gas central heating system with a pressurised hot water system, PVC double glazing and briefly comprises: Spacious entrance hall, cloaks W/C, attractive lounge, separate dining room, beautiful large 'island' kitchen, large orangery and a separate study. First floor galleried landing, 4 double bedrooms, en suite bathroom to the principal bedroom plus a high quality contemporary shower room. Outside are attractive corner gardens, a double width drive and a detached double brick garage. The rear is enclosed where there is a paved patio with a hot tub (included in the sale price) and outside entertaining. **INTERNAL VIEWING STRONGLY ADVISED.**

**ACCOMMODATION**

A substantial composite type door gives access into the entrance hall.

**ENTRANCE HALL**

There is a feature staircase which gives access to the first floor accommodation, a central heating radiator, a PVC double glazed window, a central ceiling light and a deep built in under stairs storage cupboard.

**CLOAKS/ W.C.**

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, a central heating radiator, tiled flooring, a central ceiling light and an extractor fan.

**STUDY**

9'6" max x 9'4" (2.90m max x 2.84m)  
All beautifully finished with bespoke furniture, this has a PVC double glazed window, a central ceiling light and a central heating radiator.

**LOUNGE**

16'6" x 12'6" (5.03m x 3.81m)  
An attractive front facing reception room, it has 2 PVC double glazed windows to the front, a feature fireplace with an electric fire inset, 2 central heating radiators and 2 central ceiling pendant lights.

**DINING ROOM**

10'6" x 10'1" (3.20m x 3.07m)  
A second reception room, it has bi-folds leading into the sun room, a central heating radiator and a central ceiling pendant light. A second door leads into the 'island kitchen'.

**ORANGERY**

20'0" x 11'1" (6.10m x 3.38m)  
A more recent addition, it is all beautifully finished with a pitched glass roof, PVC double glazing including double doors which lead out onto the rear garden, tiled flooring, two slimline panelled heaters, power, light and a television aerial point.

**OPEN PLAN ISLAND KITCHEN**

20'1" x 13'5" mx (6.12m x 4.09m mx )  
A beautiful feature, it is fitted with a range of modern high and low level units finished with a grey cabinet door, a contrasting marble work surface and an under mounted sink. There is a central breakfast island which has an oak work surface with integrated cupboards underneath, a five ring range style stainless steel hob with a matching splashback, an extractor hood, twin ovens, an integrated fridge and freezer, an integrated dishwasher and a wine cooler. There is tiled flooring, feature LED lighting, a central heating radiator, inset spotlighting to the ceiling and a further feature light.

**FIRST FLOOR LANDING**

A galleried style landing, this has a PVC double glazed window to the front, a central heating radiator, a deep built in cylinder cupboard which houses the pressurised hot water cylinder with linen storage.

## PRINCIPAL BEDROOM

14'1" x 13'9" (4.29m x 4.19m)

A good sized double bedroom, it has 2 PVC double glazed windows to the rear, a central heating radiator, a comprehensive range of fitted wardrobes, a central ceiling pendant light and a door into the en suite bathroom.

## FULL EN SUITE BATHROOM

Fitted with a full four piece suite comprising of a double ended bath with a central mixer tap, a pedestal wash hand basin, a low flush W/C and a separate shower enclosure, a mains plumbed thermostatic shower. All finished with modern tiling and co-ordinating floor tiles, a central ceiling light, PVC double glazed window and a contemporary style towel rail/ radiator.

## BEDROOM 2

11'8" x 10'10" (3.56m x 3.30m)

A very large second double bedroom it has 2 PVC double glazed windows to the rear, a central heating radiator and a central ceiling pendant light.

## BEDROOM 3

12'8" x 11'4" (3.86m x 3.45m)

A lovely third double bedroom with fitted wardrobes, it has 2 PVC double glazed windows to the front, a central heating radiator and a central ceiling light.

## BEDROOM 4

10'8" x 9'5" (3.25m x 2.87m)

A slightly smaller double bedroom it has 2 PVC double glazed windows to the front, a central heating radiator and a central ceiling light.

## SHOWER ROOM

This has been recently upgraded with a contemporary theme which includes a large walk in shower with a frameless glass screen, feature tiling including display niches, a rainfall style shower head and hand rinse. There is a floating wash hand basin, a low flush W/C, an illuminating wall mirror, a PVC

double glazed window, inset spotlighting to a waterproof style ceiling and a contemporary style radiator.

## OUTSIDE

To the front of the property, there is a part lawned garden and a double width driveway which provides access to a detached double garage. There is also a block paved pedestrian pathway to the front door, with lawn at either side, to the right hand side there is a gated access into the rear garden.

## DETACHED DOUBLE BRICK GARAGE

With twin up and over doors, power and light laid on.

## REAR GARDEN

To the rear of the property, there is an enclosed garden area, this is mainly lawned with shaped pebbled borders, there is a block paved patio area and hot tub (included in the sale price).

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating age unknown.

COUNCIL TAX - Band F.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three and 02.

VIEWING - By prior telephone appointment with horton knights estate agents.

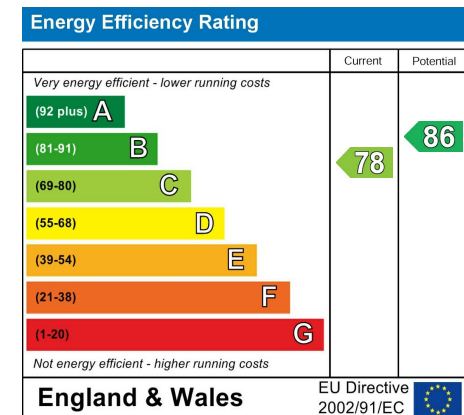
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
[www.hortonknights.co.uk](http://www.hortonknights.co.uk)

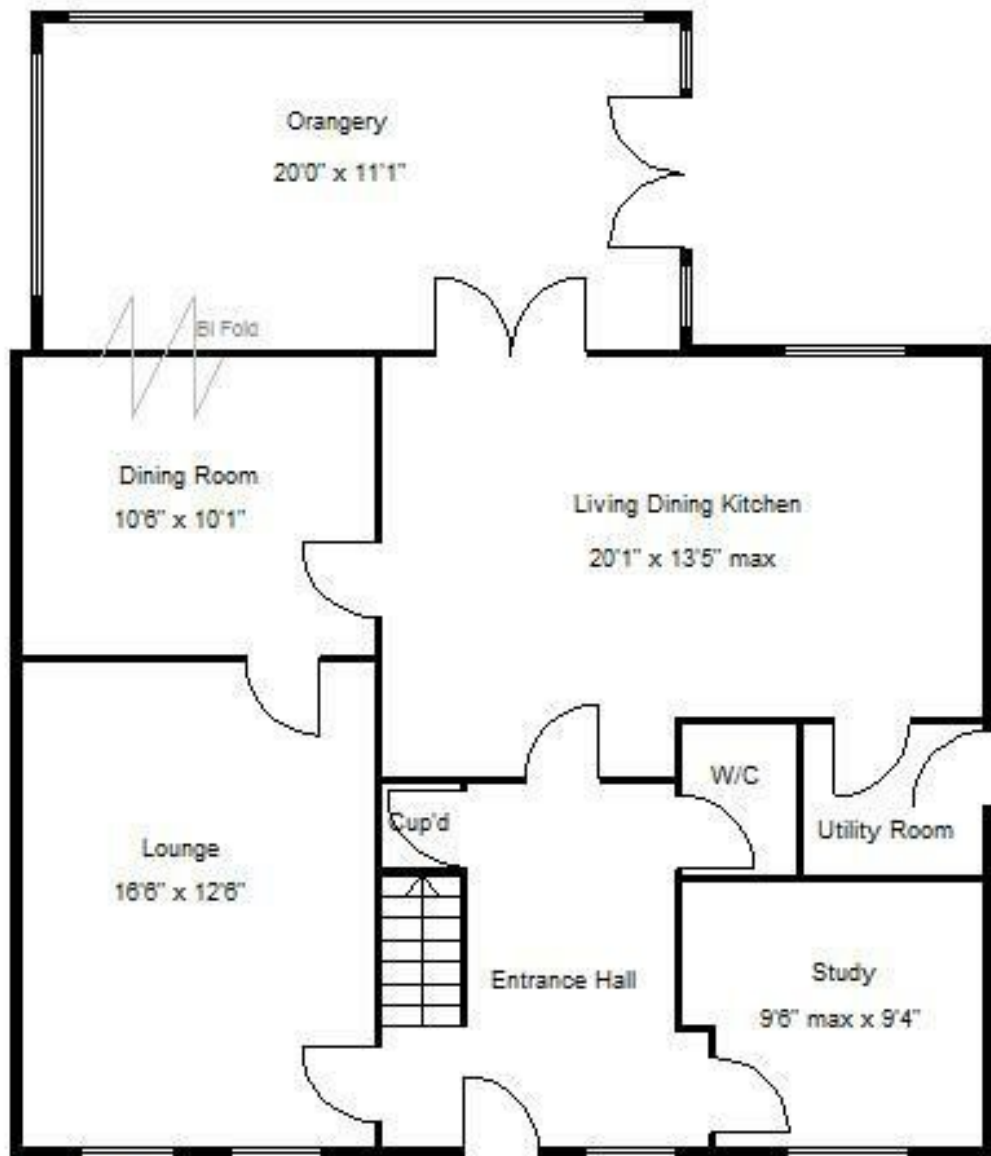
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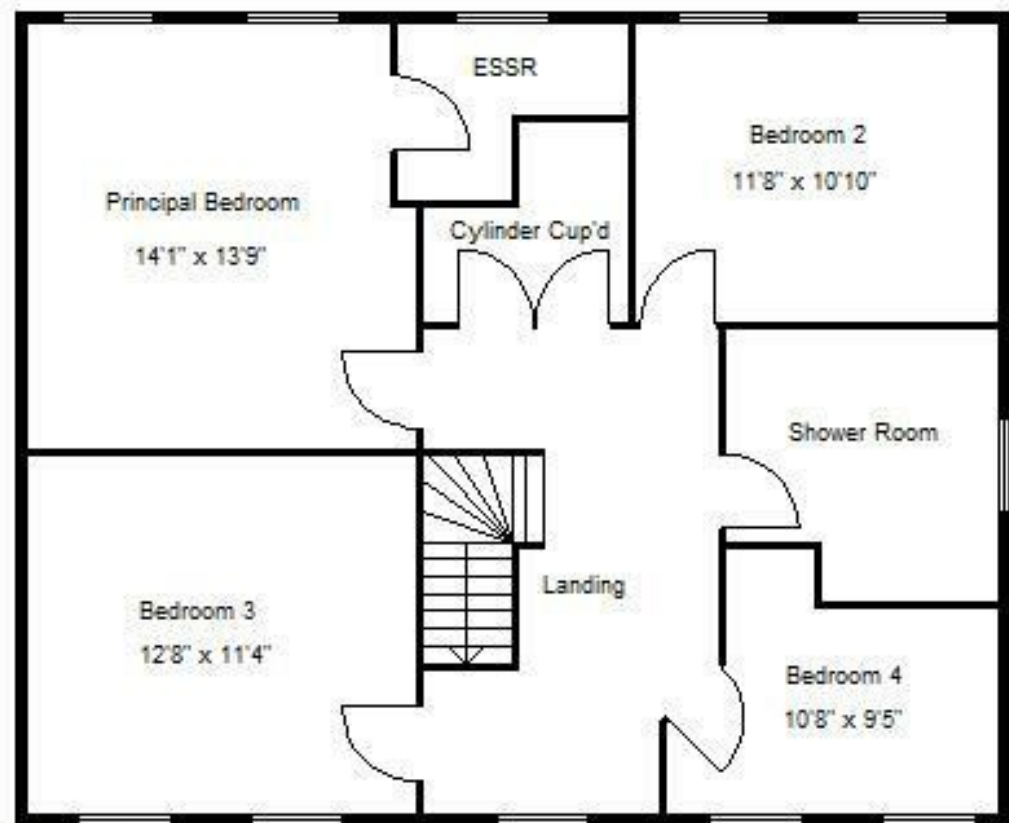








Ground Floor



First Floor

