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Foxwood Grove, Edenthorpe, Doncaster, DN3 2NY  
Guide Price £695,000

**ARCHITECTURALLY STUNNING HIGH QUALITY 5 BEDROOM DETACHED RESIDENCE / EXCLUSIVE 'MELL HOMES' PRIVATE DEVELOPMENT / BEAUTIFUL CONTEMPORARY INTERIOR / PRIVATE REAR GARDENS / DETACHED DOUBLE GARAGE / VIEWING ESSENTIAL //**

This luxurious detached house was built by 'Mell Homes' a highly regarded reputable builder, approx 10 years ago on this small high value exclusive development, just off Thorne Road, Edenthorpe. The Georgian facade leads to a very stylish interior which has been lavishly remodelled, upgraded and redecorated inside and out to create an absolutely stunning high quality luxury home. Features include a new 'Solid Oak and Glass' staircase, bi-fold doors, contemporary bathrooms and a remodelled open plan kitchen. The accommodation benefits from underfloor heating on the ground floor and conventional radiators on the first floor, Pvc double glazing and briefly comprises; A large open hall with a grand feature staircase, a large front facing sitting room, a second rear facing lounge, large contemporary styled open plan family kitchen with a host of 'Neff' integrated appliances, separate utility room and a ground floor wc. On the first floor there is a full galleried landing leading to 5 well proportioned bedrooms, the principle and second bedrooms have contemporary en-suite shower rooms, plus a matching luxury house bathroom. Outside are large enclosed rear gardens, an 'Indian stone' paved patio with pergola and hot tub (by negotiation), plus a summer house. Ample parking including a new granite block set driveway and a detached double garage with an electric door.

**ACCOMMODATION**

A composite double glazed entrance door leads into the property's open hall.

**OPEN HALL**

Beautifully finished with a 'feature oak and glass' quarter turn staircase which gives access to the first floor galleried landing, real wood flooring with underfloor heating (which is continued throughout the ground floor), a tall storage cupboard and two ceiling lights. This leads through into the sitting room.

**SITTING ROOM**

**22'10" max x 11'9" (6.96m max x 3.58m)**

A large informal living space having three pvc double glazed windows to the front, ornate corning to the ceiling, a continuation of the real wood flooring and a central ceiling light.

**LOUNGE**

**21'8" x 11'10" (6.60m x 3.61m)**

A rear facing second reception room, it has pvc double glazed double opening doors which lead onto the rear garden and a further pvc double glazed window, a feature living flame gas fire, ornate corning and two ceiling lights.

**OPEN PLAN DINING KITCHEN**

**31'0" x 13'6" (9.45m x 4.11m)**

This is better demonstrated by the floorplan and photographs. A beautiful contemporary styled open plan dining kitchen arrangement. The kitchen is fitted with a range of modern high and low level units with a contrasting diamante effect granite work surface and contrasting glass splash back. A host of integrated appliances include a Neff 5 ring gas hob including wok burner, extractor hood, integrated Neff oven and combination microwave, dishwasher and an integrated fridge/freezer. There is a stainless steel under mounted one and a half bowl stainless steel sink with contemporary style mixer tap. Feature lighting including pelmet lighting, coving to the ceiling, four pvc double glazed windows and a tiled flooring. From the dining end, there are newly installed bi-fold doors which give an outlook and access into the garden, real wood flooring. A door from the dining area leads into the utility room.

**UTILITY ROOM**

This has a pvc double glazed door with access into the rear garden, a range of coordinating cabinets, space for an American style fridge/freezer, plumbing for a washing machine and room for a tumble dryer. There is real wood flooring, an extractor fan and a central ceiling light.

**GROUND FLOOR WC**

Fitted with a modern two piece white suite comprising of a low flush wc and a wash hand basin. There is real wood flooring, a pvc double glazed window, a central ceiling light and coving to the ceiling.

**GALLERIED LANDING**

This has three double glazed windows which give an outlook to the front, two built in tall cupboards, a central heating radiator, coving and a central ceiling light point.

**MAIN BEDROOM**

**14'6" x 13'6" (4.42m x 4.11m)**

A large well presented double bedroom finished in modern grey tones, it has a pvc double glazed window with an outlook to the rear, a range of fitted wardrobes, coving to the ceiling, a central ceiling light and an air conditioning unit.

**CONTEMPORARY EN-SUITE SHOWER ROOM**

Finished with a contemporary suite that comprises of a walk in shower enclosure with thermostatic shower, twin molded coloured glass wash hand basins and a low flush wc. There is a tall modern anthracite towel rail/radiator, tiling to the four walls and matching floor tiles, a pvc double glazed window and inset spotlighting.

**BEDROOM 2**

**13'3" max x 12'0" (4.04m max x 3.66m)**

A good sized second double bedroom with a range of fitted wardrobes, a pvc double glazed window, a central heating radiator, coving and a central ceiling light.

**CONTEMPORARY EN-SUITE SHOWER ROOM**

Fitted with a walk in shower enclosure with thermostatic shower, wash basin set onto a wall hung vanity unit with feature tiling, and a low flush wc. There is a tall towel rail/radiator, a pvc double glazed window, an extractor fan and inset spotlighting to the ceiling.

**BEDROOM 3**

**13'6" max x 10'2" (4.11m max x 3.10m)**

This has two pvc double glazed windows to the front, a central heating radiator, coving, built in wardrobes and an access point into the loft space via retractable loft ladders.

**BEDROOM 4**

**13'2" x 8'0" (4.01m x 2.44m)**

Has two pvc double glazed windows to the front, a central heating radiator, coving, a central ceiling light and fitted wardrobes set into the recess.

**BEDROOM 5**

**9'3" x 8'8" (2.82m x 2.64m)**

With a pvc double glazed window to the rear elevation, fitted bedroom furniture, coving, a central ceiling light and a central heating radiator.

**LUXURY HOUSE BATHROOM**

Beautifully finished with a contemporary theme that comprises of a modern free standing bath and tap set, separate walk in shower, twin wash hand basins set into vanity unit and a low flush wc. There is a wall mirror, pvc double glazed window, inset spotlighting to the ceiling and a contemporary style towel rail/radiator.

**OUTSIDE**

The property stands on a good sized plot, the front offers ample parking courtesy of a new granite block paved drive which continues to a Detached double garage.

**DETACHED GARAGE**

**19'0" x 16'0" (5.79m x 4.88m)**

This has an electric remote front door, power and light plus a separate electric personnel side door

**PRIVATE REAR GARDEN**

The rear garden is all nicely enclosed with fencing and hedging to the perimeters providing a high degree of privacy. There are several maturing trees, ornamental flower beds, borders etc, a 'Indian stone' paved patio and seating area, a pagoda providing shelter to a hot tub (by negotiation) and a summerhouse with power laid on.

**AGENTS NOTES:**

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age.

COUNCIL TAX- Band F.

HEATING - Gas central heating, age of boiler.

SECURITY - The property has a smart alarm system installed.

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

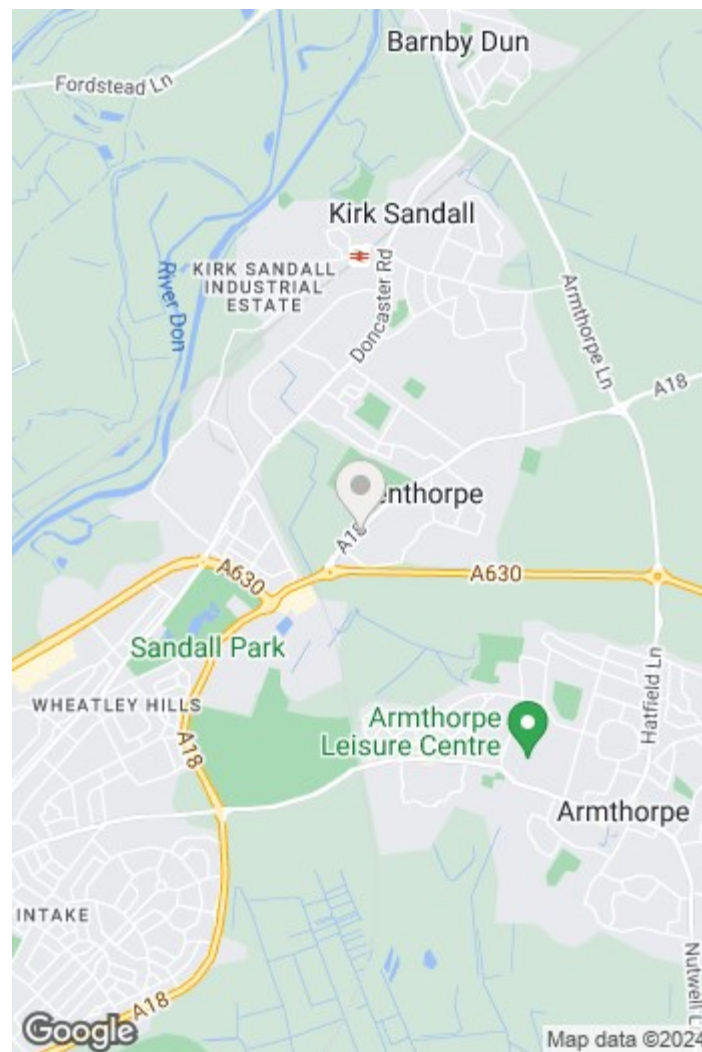
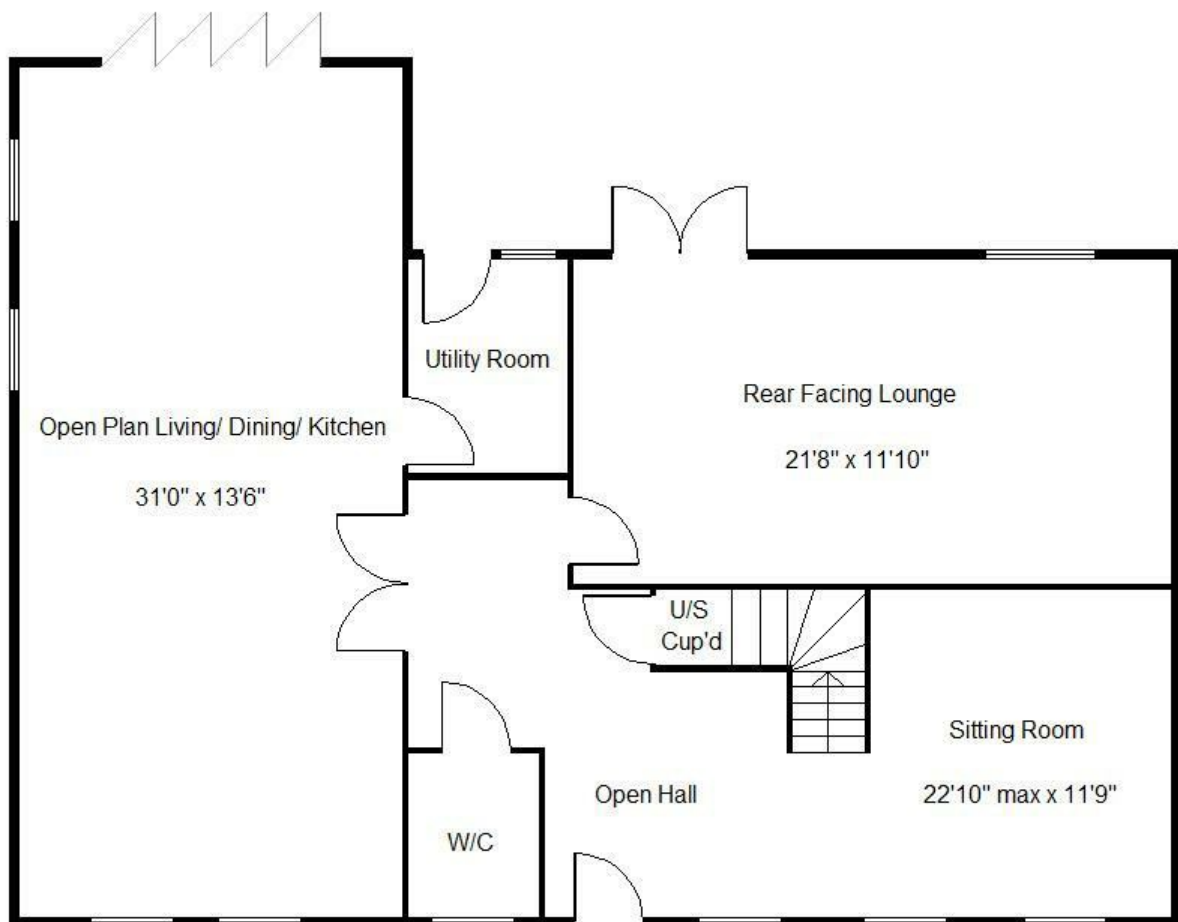
MOBILE COVERAGE - Coverage is available with EE, Three, Vodafone and O2.

VIEWING - Strictly 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	84		
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	