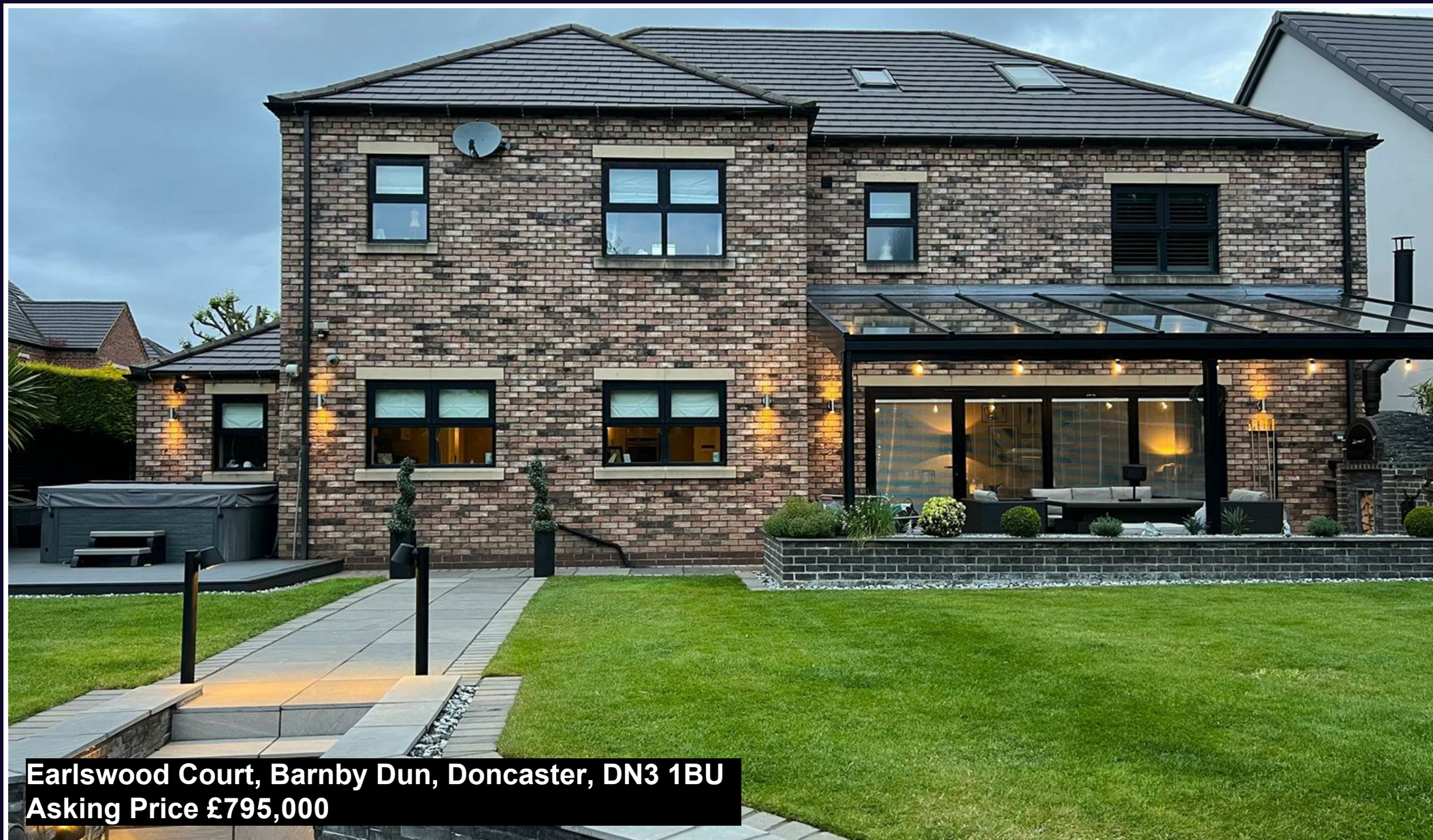


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**Earlswood Court, Barnby Dun, Doncaster, DN3 1BU**  
**Asking Price £795,000**

## 4 Earlswood Court, Barnby Dun, Doncaster, DN3 1BU

### **STUNNING LUXURY 6 BEDROOM DETACHED HOUSE / A HUGE 357 m2 (3850 sq.ft) OVER 3 FLOORS / IMMACULATE LANDSCAPED GARDENS WITH OUTSIDE BBQ KITCHEN / ELECTRIC GATED ENTRANCE / DETACHED DOUBLE GARAGE / CONTEMPORARY FULLY FITTED OPEN PLAN LIVING/ DINING / 'ISLAND' KITCHEN / A REAL DREAM HOME //**

An individually designed and built 6 bedroom detached house, offering a massive 357m2 (3850 sq ft) of contemporary styled living. The property is approached via an electric gated entrance and sits on the end plot of this exclusive high value close. Built in 2012 to include the latest building and design concepts, it is beautifully finished inside and out, a testament to the owners hard work and creativity. It has underfloor heating on the ground floor, plus conventional radiators, double glazing including bi-fold doors onto the rear garden, plus a few little tricks like a centralised vacuum system, CCTV etc. The accommodation is arranged over 3 floors and briefly comprises: A foyer leads into a much larger and grander hall, a large square shaped lounge, separate sitting room, an office, a huge open plan 'living, dining and island kitchen' all beautifully finished with integrated appliances including bi-folds into the rear garden, separate laundry and a ground floor wc. On the first floor a galleried landing leads to 4 bedrooms, the principal suite has a large walk in wardrobe, and an en-suite shower room, bedrooms 2 & 3 share an en-suite and all rooms have fitted wardrobes, the staircase continues to the upper floor where there are 2 further large double bedrooms and a modern shower room. Outside there is a beautifully landscaped rear garden, and for those bbq chefs there is an outside kitchen with pizza oven, all sheltered under a custom glass veranda with an automated sun canopy so no matter the weather you can cook. Large driveway, detached double garage and ample parking. Barnby Dun is a very desirable residential village on the Eastern fringe of Doncaster, close to motorway links via the M18/ M180. It has a good range of amenities including local shops, eateries, popular schools and canal side walks. VIEWING IS DEFINITELY RECOMMENDED IF YOU'RE LOOKING FOR YOUR OWN LITTLE SLICE OF PARADISE.

#### **ACCOMMODATION**

A composite contemporary style door leads into the foyer.

#### **FOYER**

This has a deep cloaks cupboard, feature spotlighting, an oak interior door which leads through into a a very grand entrance hall.

#### **ENTRANCE HALL**

A very befitting entrance hall, all beautifully finished, it has a porcelain tiled floor covering, an oak staircase including a heavy oak newel post, a deep built in understairs storage cupboard and a door to a contemporary style ground floor W/C.

#### **GROUND FLOOR W/C**

Fitted with a modern two piece white suite, it comprises of a concealed W/C, an off set floating wash hand basin with ambient lighting, a continuation of the tiled flooring, inset spotlighting to the ceiling and an extractor fan.

#### **LOUNGE**

19'0" x 16'6" (5.79m x 5.03m)

A beautiful front facing reception room, it is a good sized square shaped room, having a deep double glazed bay window to the front, a feature central sandstone fireplace flanked by panelled walls with custom low level storage, a central ceiling light and under floor heating.

#### **SITTING ROOM**

15'8" x 15'6" max (4.78m x 4.72m max)

A large additional reception room presently a sitting room, it has a PVC double glazed bay window to the front with custom shutters, a central ceiling light and built in furniture.

#### **OPEN PLAN LIVING DINING 'ISLAND' KITCHEN**

43'6" x 21'2" max (13.26m x 6.45m max)

A beautiful large informal living space offering very contemporary living, including bi-fold doors opening onto a glass covered verandah. The kitchen area is superbly finished with a range of two tone stone coloured shaker style units with a contrasting granite work surface including a large co-ordinating central island. Integrated appliances include a five ring NEFF ceramic hob, a contemporary style extractor hood, two eye-level matching NEFF ovens & warming drawers, a combination microwave, wine cooler and a dishwasher. There is a twin bowl sink with a boiling water tap, tall larder cupboards and a deep recess for an American style fridge freezer. There is feature pendant lighting, spotlighting, 2 double glazed windows with an outlook over the property's rear garden. A porcelain tiled floor continues throughout the space, there are anthracite double glazed bi-fold doors with custom built in blinds a feature stone fireplace with an inset gas fire, low level cabinets and feature wall panelling, inset spotlighting and bluetooth speakers.

#### **LAUNDRY**

Fitted with coordinating cabinets and a work surface over, a single drain stainless steel sink unit, plumbing for an automatic washing machine and room for a tumble dryer. There is a composite double glazed door, a double glazed window, a central ceiling light and a door to the ground floor office.

#### **OFFICE**

This has a PVC double glazed window to the front, a continuation of the tiled flooring and inset spotlighting to the ceiling.

#### **FIRST FLOOR GALLERIED LANDING**

With a broad double glazed window with an outlook to the front, a central heating radiator, inset spotlighting and doors to the bedrooms and bathroom.

#### **PRINCIPAL BEDROOM SUITE**

23'6" x 12'4" (7.16m x 3.76m)

A large double bedroom, it has a double glazed window with an outlook over the property's rear garden, a central heating radiator, a central ceiling light and a door to the walk in wardrobe.

#### **WALK IN WARDROBE**

This is fully fitted with shelving, hanging rail and shoe

storage etc, a PVC double glazed window, a central heating radiator, inset spotlighting to the ceiling and a wall mirror.

### **EN SUITE SHOWER ROOM**

All beautifully finished with a large walk in shower enclosure including a rainfall style shower head and hand rinse, a twin wash hand basin set onto a floating shelf and a low flush W/C. There is tiling to the four walls, a contemporary style towel rail/ radiator, inset spotlighting to the ceiling and a porcelain tiled floor.

### **BEDROOM 2 ( EN-SUITE)**

15'0" x 13'0" (4.57m x 3.96m)

A beautiful second double bedroom, it has a range of fitted wardrobes concealing hanging rail and storage, a PVC double glazed window with custom shutters, a central heating radiator, a central ceiling light and wardrobes concealing hanging rail and storage with shelving and space for a TV etc.

### **EN-SUITE SHOWER ROOM**

With a large walk in shower enclosure, it is fully tiled with a rainfall style shower head, inset spotlighting, a floating wash hand basin, a concealed low flush W/C, a double glazed window and a duel fuel contemporary style towel rail/ radiator.

### **BEDROOM 3 (EN-SUITE)**

16'6" x 11'6" (5.03m x 3.51m)

Again, a lovely double bedroom, it has a range of fitted bedroom furniture concealing hanging rail and storage with room for a TV etc, a central heating radiator and a central ceiling pendant light.

### **BEDROOM 4**

15'5" x 10'6" (4.70m x 3.20m)

With a PVC double glazed window to the front, fitted wardrobes concealing hanging rail and storage with space for a TV etc, a central ceiling light and a central heating radiator.

### **MAIN BATHROOM**

This is beautifully fitted with a contemporary white suite that comprises of a double ended bath with a central tap, a large corner shower, a floating wash hand basin, a low flush W/C, modern tiling to the four walls with display niches, a PVC double glazed window, a contemporary style towel rail/ radiator, vinyl flooring, inset spotlighting to the ceiling and an extractor fan.

### **UPPER FLOOR LANDING**

This has a central ceiling light, a deep built in storage cupboard and a doors to the remaining bedrooms and shower room.

### **BEDROOM 5**

18'8" x 15'8" (5.69m x 4.78m)

A very large bedroom, used as a gym / keep fit area it has 2 double glazed velux windows, a central heating radiator and inset spotlighting to the ceiling.

### **BEDROOM 6**

15'4" x 11'8" (4.67m x 3.56m)

A large double bedroom with a sloping ceiling line, it has fitted wardrobes spanning the length of one wall, two double glazed velux windows to the side and rear elevations, a central heating radiator and inset spotlighting to the ceiling.

### **SHOWER ROOM**

All smartly finished with a modern white 3 piece suite comprising of a corner shower enclosure, the wash hand basin and low flush W/C are inset to bathroom furniture with tiled splashbacks, there is a coordinating tiled floor, a double glazed velux window, inset spotlighting to the ceiling, a shaver point and a contemporary style towel rail/ radiator.

### **OUTSIDE**

The property stands on a lovely corner plot, it is approached by an electric gated driveway with block set paving and in turn leads to a detached double brick garage.

### **DETACHED DOUBLE GARAGE**

19'7" x 19'7" (external) (5.97m x 5.97m (external))

With twin electric doors, power and light, an EV charge point and feature external lighting.

### **REAR GARDEN**

The rear garden has all been beautifully landscaped and enjoys a wooded backdrop. It has a large lawn divided by a sunken stone seating area. Across the rear of the house there is a glass verandah and automatic sun canopy which provides shelter to an outside bbq and pizza kitchen. A composite decked area provides a nice sheltered area which is home for a hot tub.

### **AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age 2012

HEATING - Gas radiator central heating system. Age 2012

COUNCIL TAX - Band F.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

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

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.

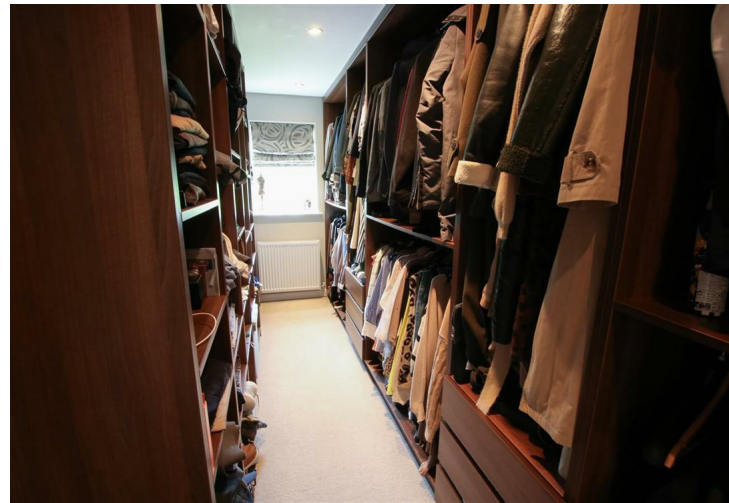
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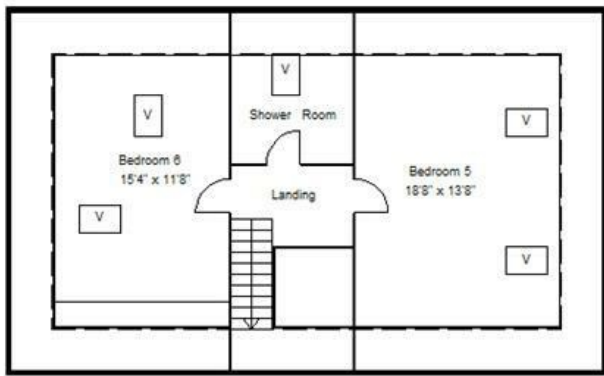
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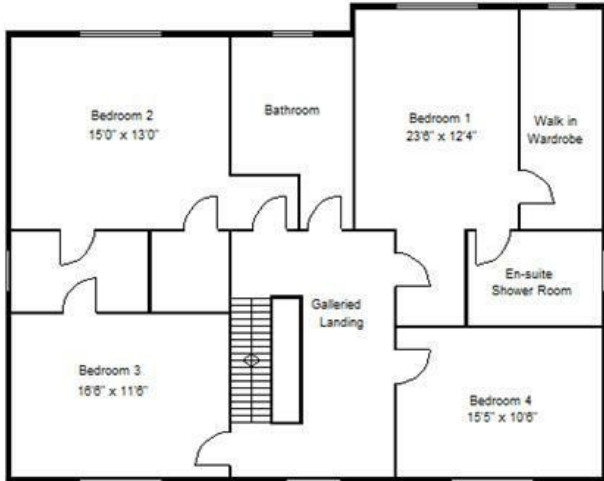
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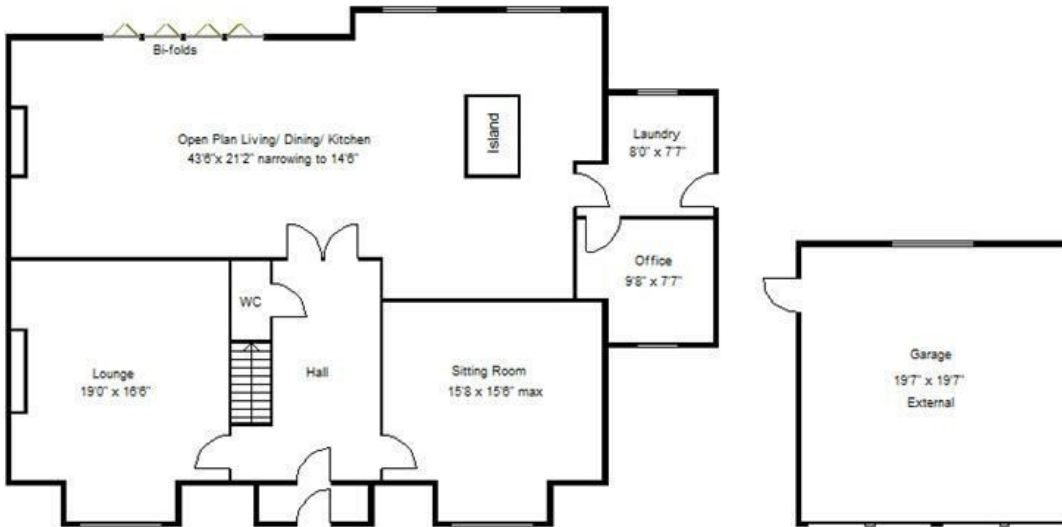





Second Floor



First Floor



Ground Floor

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>82</b>   | <b>86</b> |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

