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Whisperwood Drive, Woodfield Plantation,  
Offers In The Region Of £320,000

**BEAUTIFUL CONTEMPORARY STYLE INTERIOR / A STAND OUT 4 BEDROOM DETACHED HOUSE / MODERN OPEN PLAN LIVING DINING KITCHEN WITH FEATURE ISLAND / RANGE OF INTEGRATED APPLIANCES / ATTRACTIVE SOUTHERLY FACING REAR GARDEN / REMODELED BATHROOMS / EARLY VIEWING IS HIGHLY RECOMMENDED //**

Finished with a meticulously upgraded and very contemporary styled interior this 4 bedroom detached house needs to be viewed.....there's nothing to do. Benefiting from gas central heating and PVC double glazing, it briefly comprises: Entrance hall, ground floor W/C, front facing lounge, beautiful open plan living dining kitchen, first floor landing, attractive main bedroom with beautifully remodelled en suite shower room off, 3 further good sized bedrooms (with bedroom 2 and 3 sharing a shower,) and a gorgeous house bathroom. To the front of the property there is a shaped lawn and off road parking for 2 vehicles and a lovely enclosed rear garden with a Southerly aspect. Conveniently located near schools, amenities, and transport links, this property presents an excellent opportunity for families seeking a practical yet comfortable living space. Viewing is highly recommended.

**ACCOMMODATION**

A canopy gives shelter to a PVC double glazed entrance door, this leads into the property's entrance hall.

**ENTRANCE HALL**

This is all beautifully finished with high quality Amtico flooring, a built in understairs storage cupboard, a central heating radiator and a staircase to the first floor accommodation. There is ornate corncing, 2 ceiling light points and a door into the ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a low flush W/C, a wash basin set onto a vanity cabinet, tiling to the four walls, a continuation of the Amtico flooring, an extractor fan and a central ceiling light.

**LOUNGE**

**17'0" max x 11'4" (5.18m max x 3.45m)**

An attractive front facing reception room, this has a PVC double glazed bay window to the front, a recessed feature fireplace, ornate corncing to the ceiling, 2 central heating radiators and 2 ceiling light points.

**OPEN PLAN LIVING DINING KITCHEN**

**26'4" x 11'0" reducing to 9'0" (8.03m x 3.35m reducing to 2.74m)**

This is probably better demonstrated by the floorplan and photographs, this is a beautiful open plan living space which gives an outlook over, and direct access into the property's rear garden. The kitchen is fitted with a range of high and low level units finished with a rolled edge work surface, which includes a matching central breakfast island with storage underneath. There is a composite 1 1/2 bowl sink with a mixer tap, a range of integrated appliances to include a five ring gas hob including a wok burner, an extractor hood above, an integrated oven, a further combination type microwave plus an integrated fridge. There is a double panel central heating radiator, a continuation of the Amtico flooring, coving to the ceiling, inset spotlighting. The dining area has 2 double glazed doors which again give access into the rear garden, inset spotlighting to the ceiling, a feature ceiling light with back lighting.

**FIRST FLOOR LANDING**

With an access point into the loft space, a central ceiling light, ornate corncing to the ceiling, a central heating radiator and a built in shallow storage cupboard.

**BEDROOM 1**

**13'9" max x 11'0" max (4.19m max x 3.35m max )**

A beautiful large double bedroom, it has a PVC double glazed bay window to the front, a double panel central heating radiator, coving to the ceiling, a central ceiling feature pendant light, a range of built in cupboards providing hanging rail and storage and a door into a remodeled en suite.

**EN SUITE SHOWER ROOM**

This is all beautifully finished with a modern white suite which comprises of a a walk in shower with modern decorative tiling including a feature rainfall style shower head, a wash basin set onto a vanity unit and a low flush W/C. There is an extractor fan, inset spotlighting, an illuminated display niche, a PVC double glazed window, a shaver point and a chrome towel rail/ radiator.

**BEDROOM 2**

**11'8" x 8'6" (3.56m x 2.59m)**

A good sized second double bedroom, it has 2 PVC double glazed windows to the front, a central heating radiator, coving to the ceiling, an inbuilt double wardrobe and a door to a 'Jack and Jill' style en suite.

**'JACK & JILL' SHOWER**

This has a modern shower enclosure with a rainfall shower head, feature tiling including a tiled floor covering, a chrome towel rail/ radiator, a PVC double glazed window, an extractor fan and a central ceiling light.

**BEDROOM 3**

**10'0" x 8'6" (3.05m x 2.59m)**

A rear facing bedroom with a PVC double glazed window, a central heating radiator, coving to the ceiling, a central ceiling light, built in wardrobes and a door which returns into the 'Jack and Jill' shower.

**BEDROOM 4**

**9'6" x 6'6" (2.90m x 1.98m)**

With a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, coving and a central ceiling light.

**HOUSE BATHROOM**

All beautifully finished with a double ended bath with a central free fall tap including a shower mixer, a wash basin set onto a vanity top, a low flush W/C, modern grey coloured tiling to the four walls and coordinating floor tiles, a feature wall mirror with back lighting, inset spotlighting to the ceiling, an extractor fan, a chrome towel rail/ radiator and a PVC double glazed window.

**OUTSIDE**

To the front of the property, there is a double width driveway providing car standing for 2 vehicles side by side and in turn leads to an integral garage plus an open plan lawn with an ornamental tree inset.

**INTEGRAL GARAGE**

**17'2" x 8'3" (5.23m x 2.51m)**

With power and light laid on and storage space.

**REAR GARDEN**

A beautiful Southerly facing enclosed rear garden with concrete posts and timber fencing to the perimeters, there is a slate paved patio which extends across the rear elevation, a central lawn with decorative stone borders and a further pergola style patio and sitting area to the far corner plus a useful timber storage shed.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band D.

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, O2 and Vodafone.

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

MEASUREMENTS - Please note all measurements are

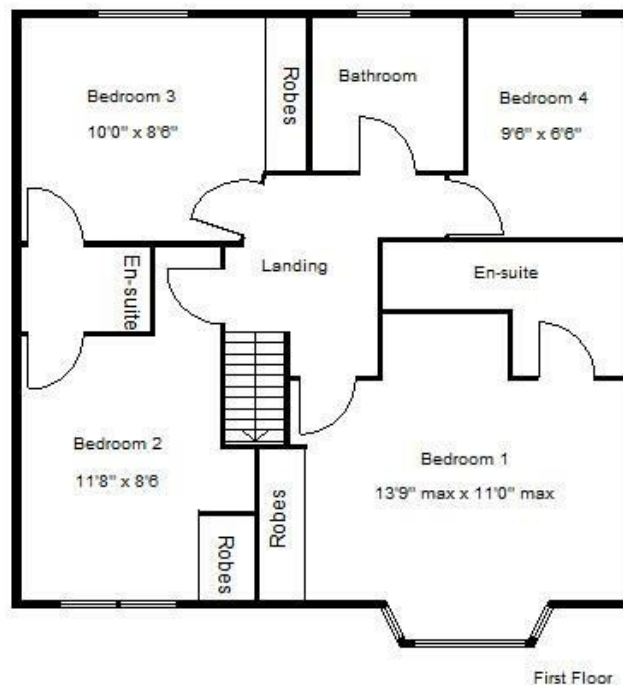
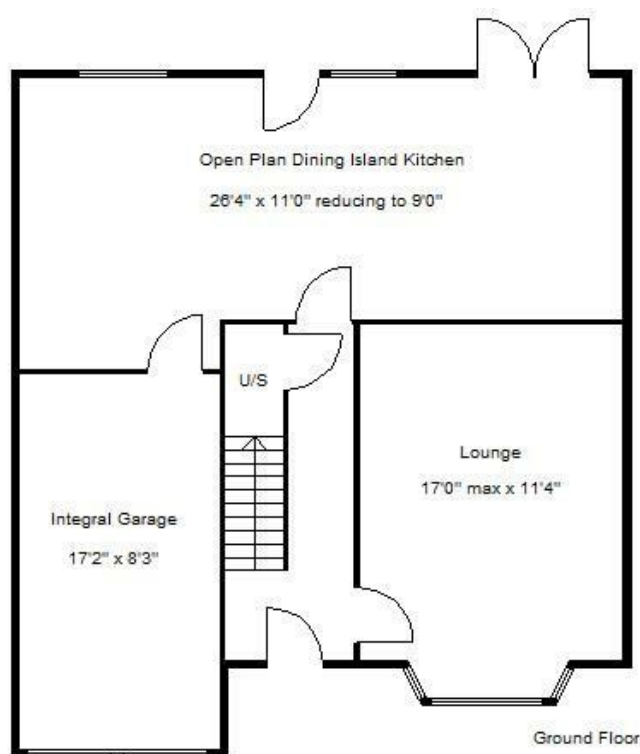
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	