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Aintree Drive,, Woodfield Plantation, Doncaster, DN4 8TU
Offers Over £350,000

GORGEOUS CONTEMPORARY STYLED INTERIOR / 4 BEDROOM, 3 BATHROOM DETACHED HOUSE / STYLISH BLACK & BRUSHED COPPER KITCHEN / LARGE MAIN BEDROOM & EN-SUITE / PVC CONSERVATORY / MODERN DECOR THROUGHOUT/ DRIVEWAY & GARAGE / VIEWING ESSENTIAL //

Finished with an absolutely stunning interior this 4 bedroom detached family house needs to be viewed. The present owner has upgraded and remodelled the property creating a ‘turn key property’. It has a gas central heating system via a combination type boiler, pvc double glazing and comprises: Entrance hall, modern cloaks, WC, spacious lounge, separate dining area, PVC, conservatory, large, well presented breakfast kitchen with integrated appliances, first floor landing, 4 large bedrooms, main bedroom with en-suite and fitted wardrobes, bedroom two en-suite plus a beautiful contemporary shower room. Outside there is a driveway leading to an integral garage, front and rear gardens. Popular Residential location with access to a wide variety of amenities, including 24 hour Tesco and numerous smaller shops, plus good access to the A1/ M18 motorway networks. Viewing Highly Recommended.

ACCOMMODATION

A canopy gives shelter to a composite style double glazed entrance door and leads into the property's entrance hall

ENTRANCE HALL

This is all beautifully presented and sets the theme for the remainder of the property. It is finished with a modern grey colour scheme. It has a contemporary style tall radiator, walk way lighting inset to the skirting, a staircase to the first floor accommodation and inset spot lighting to the ceiling.

GROUND FLOOR WC

7'0" x 3'6" (2.13m x 1.07m)

Remodelled with a contemporary white suite which comprises of a low flush WC, wash hand basin inset to a vanity cabinet, there is modern decorative tiling, continuation of laminate flooring, tall contemporary style radiator, PVC double glazed window and central ceiling light.

LOUNGE

19'0" x 11'2" (5.79m x 3.40m)

Double doors from the hall lead into the lounge, an attractive and good sized front facing reception room, it has three PVC double glazed windows to the front, contemporary style anthracite radiators, a feature media wall, Inset spotlighting to the ceiling and laminate flooring.

SEPARATE DINING/ LIVING ROOM

This has a set of PVC double glazed double opening doors which lead into the conservatory, a continuation of laminate flooring, contemporary style central heating radiator, inset spotlights to the ceiling plus a feature central ceiling pendant light.

PVC CONSERVATORY

12'10" x 8'1" (3.91m x 2.46m)

PVC double glazed, a ceramic tiled floor including under floor heating. There is a velux style opening window, central ceiling fan and light unit and a wall mounted heater. From her two PVC double glazed double opening doors lead out to the patio and rear garden.

BREAKFAST KITCHEN

15'2" x 12'6" (4.62m x 3.81m)

All beautifully finished with a range of contemporary style cabinets finished with a high gloss black door and a contrasting brushed copper detail, a contrasting diamante style work surface. Integrated appliances include a five ring ceramic hob with a contemporary style extractor hood

above, integrated fan assisted electric oven, matching combination microwave, integrated fridge and freezer, dishwasher and a pull out style larder unit. There is a coordinating tiled splashback, inset spot lighting to the ceiling, PVC double glazed window, composite style double glazed side door. Double panelled central heating radiator and all finished with a large format marble effect tiled floor covering.

FIRST FLOOR LANDING

There is an access point into the loft space, inset spot lighting to the ceiling, a deep built-in storage cupboard which houses a gas fired combination type boiler approximately four years old with ample storage besides. A tall contemporary style radiator, PVC double glazed window, inset spotlighting to the ceiling and a smoke alarm.

BEDROOM 1

15'4" x 14'1" (4.67m x 4.29m)

A beautiful large double bedroom, it has four PVC double glazed windows to the front elevation, a contemporary style radiator, modern laminate flooring, fitted wardrobes and a feature suspended media wall which provides backdrop for a flat screen TV. There is inset spotlighting, a pendant ceiling light and door to en-suite shower room.

EN-SUITE SHOWER ROOM

All smartly finished with a very much contemporary theme, it has a shower enclosure with a mains plumbed thermostatic shower which has body jets and a rainfall style shower head. There is contemporary style coloured glass sink with coordinating free fall tap. Modern tiling to the shower area and walls, coordinating floor tiling, contemporary style radiator, PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2

12'10" x 8'6" (3.91m x 2.59m)

A good sized second double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden., a central heating radiator, central ceiling light, a deep walk-in wardrobe which has hanging rail and shelves with light laid on.

EN-SUITE SHOWER ROOM

The second door gives access into a en-suite shower room which has a shower enclosure with mains plumbed thermostatic shower, wash basin set on to a vanity unit, low flush WC, central heating radiator, PVC double glazed window, modern tiling to the walls and coordinating floor tiles.

BEDROOM 3

9'10" x 8'8" (3.00m x 2.64m)

A smaller double bedroom which has a range of fitted wardrobes, a PVC double glazed window, central heating radiator and inset spotlighting to the ceiling.

BEDROOM 4

10'6" x 6'9" (3.20m x 2.06m)

This comprises of a PVC double glazed window with an outlook to the rear, central heating radiator, central ceiling light.

HOUSE BATHROOM

8'8" x 5'10" (2.64m x 1.78m)

Again remodelled and refitted with a very contemporary theme. It has a walk in shower enclosure with a main plumbed shower head including rainfall shower and body jets with a hand rinse, coloured glass wash hand basin with a contemporary matching freeflow tap set onto a vanity cabinet and a low flush WC. Co-ordinating tiles and matching floor tiles. A PVC double glazed window, inset spotlighting to the ceiling, extractor fan and contemporary style radiator.

OUTSIDE

The property stands on an attractive plot, a tarmac driveway provides car standing, two cars side by side and in turn leads to an integral brick garage with up and over door, power and light laid on. There is an ornamental lawn with decorative tree inset to the rear. There is an enclosed garden, this has concrete post and timber fencing to the perimeters and is mainly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants. There is external lighting to the front and rear including flood lighting, external water.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as per new built

HEATING - Gas radiator central heating. Age of boiler approximately 4 years old

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, 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.

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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