



Fieldsway Mattersey Road, Everton Doncaster DN10 5BN

welcome to

Fieldsway Mattersey Road, Everton Doncaster

Beautiful family home with FOUR DOUBLE BEDROOMS, MODERN LIVING KITCHEN. FRONT and REAR GARDENS, OFF ROAD PARKING, GARAGE and STUNNING VIEWS. Not to be missed, viewing is highly recommended!



Ground Floor Accommodation

Cloakroom

Cloakroom having a wc, vanity wash hand basin and front facing double glazed window with obscured glass.

Hall

Light and bright entrance hall accessed by a front facing modern entrance door and having recessed lights.. Providing access to all ground floor rooms and housing the stairs to the first floor.

Snug

11' 7" x 11' 3" (3.53m x 3.43m)

A cosy room having a front facing double glazed window and under floor heating.

Living Kitchen

Living Area

29' 9" x 12' 9" (9.07m x 3.89m)

A generous open plan living space with three velux style windows, two rear facing double glazed windows and bifold doors leading out to the garden. Under floor heating and storage cupboard.

Kitchen Area

11' 6" x 8' 8" + door recess (3.51m x 2.64m + door recess)
Modern kitchen fitted with an extensive range of grey high gloss wall and base units with complimentary worktops incorporating a breakfast bar and inset sink. Benefitting from integrated appliances including Bosch five ring induction hob with extractor hood above, Bosch double oven and fridge freezer. Having a mixture of recessed and pendant lighting plus under floor heating.

Utility Room

8' x 5' 4" (2.44m x 1.63m)

Utility room having a range of wall and base units with complimentary worktops and stainless steel sink with drainer. Recessed lights, space and plumbing for a washing machine and tumble dryer. Integral door to the garage.

Bedroom Two

15' 7" x 11' 7" (4.75m x 3.53m)

Spacious ground floor double bedroom with double glazed French doors out to the garden and under floor heating.

En Suite

Fitted with a three piece suite comprising a shower, wc and vanity wash hand basin. Front facing double glazed window with obscure glass, tiled floor, tiled walls and downlights.

First Floor Accommodation

Landing

Rear facing double glazed window.

Bedroom One

12' plus dressing area x 11' 7" (3.66m plus dressing area x 3.53m)

Double bedroom having a Juliet balcony, double glazed French doors and modern central heating radiator. Double internal doors lead through to the dressing room and en-suite beyond.

Dressing Room

Fitted with a range of quality wardrobes.

En-Suite

Fitted with a walk in shower, vanity wash hand basin and wc. Recessed lights, front facing double glazed window with obscure glass, central heating radiator, tiled flooring and tiled walls.

Bedroom Three

12' 5" x 11' 6" (3.78m x 3.51m)

Double bedroom having a front facing double glazed window and central heating radiator.

Bedroom Four

11' 6" max x 10' 4" plus fitted wardrobes (3.51m max x 3.15m plus fitted wardrobes)

Double bedroom having a rear facing double glazed window, fitted wardrobes and central heating radiator.

Bathroom

Family bathroom comprising of a bath with overhead shower, vanity wash hand basin and wc. Front facing double glazed window with obscure glass, tiled flooring, tiled walls, heated towel rail and recessed lights.

External

Set back from the road behind a brick built wall topped with stylish railings adjacent electric wrought iron gates with intercom system. The block paved driveway provides ample off road parking for several vehicles and is flanked by a lawned garden area. Side pedestrian access leads to the rear garden which is beautifully maintained with views over countryside. Having a lawn, raised pond with pergola over, sun house to one corner and a paved seating area with a second pergola. The garden is well stocked with plants and shrubs and has wire fencing and hedging to the rear. There is also a shed and bicycle shed.

Garage

21' x 10' 4" (6.40m x 3.15m)

A good size garage with electric door, power and light connected.

Utilities

Mains electric, water and drainage. Air source heat pump.



view this property online williamhbrown.co.uk/Property/BWY107758



welcome to

Fieldsway Mattersey Road, Everton Doncaster

- Modern Detached House
- Four Double Bedrooms
- Stylish Living Kitchen
- Two En-suites & Family Bathroom
- Desirable Area

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BWY107758](https://www.williamhbrown.co.uk/Property/BWY107758)



Property Ref:
BWY107758 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)