



**Ashfield Court, Everton Doncaster DN10 5ES**



**welcome to**

**Ashfield Court, Everton Doncaster**

Outstanding, extended Detached family home on this small exclusive development in desirable Everton. A stunning home with picturesque countryside views, **STYLISH** accommodation, **DOUBLE GARAGE** and parking for several vehicles. Only by viewing this exquisite home can you appreciate such an opportunity.



### Location

Everton is a delightful semi-rural village with some beautiful countryside walks on the doorstep. Amenities with-in the village include primary schooling, village hall, Metcalfe Trust Memorial Park with playground and activities plus two public houses and a cafe. Just a 5 minute drive leads to the historic market town of Bawtry where a vast array of amenities are on offer including convenience stores, boutique style shops, health care and eateries. Commuters will find easy access to the motorway networks via the A1 at Blyth and Retford train station just a 15 minute drive and offering a direct train to Londons Kings Cross in approximately 1 hr 30 min.

### Ground Floor Accommodation

#### Entrance Hall

Light and bright entrance hall housing the stairs to the first floor landing and providing access to the ground floor rooms. Recessed lights, tiled flooring and under floor heating.

#### Cloakroom

Fitted with a vanity wash hand basing and wc. Fully tiled with recessed lights and under floor heating.

#### Lounge

20' 8" x 12' 5" max ( 6.30m x 3.78m max )  
Dual aspect main reception room tastefully decorated and of a good size. The addition of a media wall incorporating an electric fire provides a lovely feature and focal point to the room. Front and side facing double glazed windows, feature recessed ceiling lighting and under floor heating.

#### Kitchen

20' 8" x 12' 1" +dr recess ( 6.30m x 3.68m +dr recess )  
Stylish kitchen with modern cabinetry, complimentary worktops and inset sink with drainer. Benefitting from a host of integrated appliances including dishwasher, wine cooler, fridge/freezer, oven, grill hob and microwave. Island/breakfast bar with storage and pendant lighting above, front and side facing double glazed windows, recessed lights, under floor heating and bifold doors out to the garden.

#### Dining Area

12' 2" max x 11' 5" ( 3.71m max x 3.48m )  
Spacious dining area, open plan to the kitchen, side facing double glazed window, recessed lights, under floor heating and useful storage cupboard.

### Utility Room

11' x 6' 1" ( 3.35m x 1.85m )  
Well equipped for additional storage with wall and base units, worktop over with inset 1 1/2 bowl sink and drainer. Having space for a washing machine, side facing double glazed window and entrance door, under floor heating and access to the integral double garage.

### First Floor Accommodation

#### Landing

Hardwood staircase, newel posts and handrail finished with glass balustrade and string lighting. Loft access, recessed lights and central heating radiator.

#### Bedroom One

20' 8" x 12' 5" max ( 6.30m x 3.78m max )  
Generous size double bedroom with quality fitted wardrobes and drawers and stunning views over countryside. Front facing double glazed window an central heating radiator.

#### En Suite

Fitted with a walk in shower, vanity wash hand basin and wc. Fully tiled, chrome heated towel rail, backlit wall mounted mirror and a front facing double glazed window with obscure glass.

#### Bedroom Two

19' 7" x 18' 5" ( 5.97m x 5.61m )  
Another spacious double bedroom with two sets of fitted wardrobes and dressing table. Benefitting from bifold doors and Juliet balcony to make the most of the picturesque and sunset views, two side facing double glazed windows, central heating radiator, hardwood flooring and recessed lights.

#### Bathroom

12' 3" x 7' 5" ( 3.73m x 2.26m )  
Pristine family bathroom comprising of a three piece suite including a walk in shower, inset bath, vanity wash hand basin and wc. Fully tiled, side facing double glazed window with obscure glass, recessed lights, chrome heated towel rail, backlit wall mounted mirror and a useful storage cupboard.

#### Bedroom Three

12' 9" x 11' 10" + dr recess ( 3.89m x 3.61m + dr recess )

Double bedroom with front facing double glazed window enjoying the front aspect views, central heating radiator and storage cupboard.

### Bedroom 4/Study

11' 1" x 10' 11" ( 3.38m x 3.33m )

A versatile and flexible space which could also be suited as a nursery, gym, dressing room or study. Side facing double glazed window, hardwood flooring, central heating radiator and recessed lights. Having direct access to bedroom two and the shower room.

### Shower Room

Fitted with a walk in shower vanity wash hand basin and wc. Side facing double glazed window with obscure glass, recessed lights, fully tiled walls and floor and a chrome heated towel rail.

### External

Situated at the end of a private cul-de-sac behind electric double wrought iron gates. Enjoying a generous block paved area for ample secure off road parking with cctv coverage and gardens to two sides. The front garden has well maintained hedging and a designated seating area ideally placed to appreciate the breathtaking countryside views. Moving around to the side of the house the garden continues with a second seating area by the kitchen bifold doors. The gardens have been thoughtfully designed with a variety of colourful plants and shrubs, pergola and raised borders. Water supply, external lighting and power sockets.

### Double Garage

20' 2" x 18' 10" ( 6.15m x 5.74m )  
Electric roller door, power and light connected. In addition, benefitting from a bucket sink with hot and cold running water.

### Agents Notes

We are advised by the current vendor that a management company exists to ensure upkeep of the private road and communal areas. There is currently no regular service charge in place however should any maintenance be required this would be agreed and split between the ten home owners within the development.

### Utilities

Mains water, drainage and electric. Central heating is LPG.

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## **Ashfield Court, Everton Doncaster**

- Extended Detached Family Home
- Far Reaching Countryside Views
- High Standard of Decoration and Finish
- Four Generous Size Bedrooms
- Ample off Road Parking and Double Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£630,000**



Please note the marker reflects the  
postcode not the actual property

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