



**Whiphill Lane, Armthorpe Doncaster**



**welcome to**

**Whiphill Lane, Armthorpe Doncaster**

GUIDE PRICE £565,000-£575,000. One of only two new executive six bedroom detached family homes situated within an electric gated entrance with a double garage. Benefiting from a superb open plan kitchen living diner, four en-suites, two walk-in wardrobes and underfloor heating to the ground floor.



### Entrance Hall

With a front facing composite door, porcelain tiled flooring with underfloor heating and an oak staircase with insert lighting.

### Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin on a vanity unit with mixer tap and porcelain tiled splashback. There is porcelain tiled flooring with underfloor heating and spotlight to the ceiling.

### Study

9' 6" x 8' 5" ( 2.90m x 2.57m )

With a front facing double glazed window and underfloor heating.

### Lounge

17' 11" x 10' 5" ( 5.46m x 3.17m )

With a front facing double glazed window and underfloor heating.

### Open Plan Kitchen Living Diner

26' 3" x 16' ( 8.00m x 4.88m )

With a stunning open aspect to the rear garden with rear facing double glazed windows and rear facing bifolding doors. Fitted with an extensive range of wall and base units with extensive Quartz work surfaces housing the sink and drainer with mixer tap and hot water tap. The kitchen has a range of built-in appliances comprising of a fridge-freezer, dishwasher, wine cooler and an eye level microwave combination oven. There is a Quartz central island housing the induction hob with stainless steel AEG extractor above, porcelain tiled flooring with underfloor heating, plinth lighting, spotlights to the ceiling and access through to the utility room.

### Utility Room

7' 10" x 8' 4" ( 2.39m x 2.54m )

Fitted with wall and base units with Quartz work surfaces housing the sink and drainer with mixer tap and hot water tap beneath which is under counter space for a dishwasher, washing machine or freezer. There is under wall unit lighting, porcelain tiled flooring with under floor heating and access to the double garage.

### First Floor Landing

With a front facing double glazed window and a central heating radiator.



### Bedroom Three

14' 5" x 10' 6" ( 4.39m x 3.20m )

With a rear facing double glazed window, a central heating radiator and access through to the walk-in wardrobe and en-suite shower room.

### Walk-In Wardrobe

4' 1" x 5' 4" ( 1.24m x 1.63m )

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a walk-in shower with screen.

There is a chrome heated towel rail, spotlight to the ceiling, shaver point, porcelain tiling to the walls and floor and a side facing obscure double glazed window.

### Bedroom Four

12' 3" x 10' 5" ( 3.73m x 3.17m )

With a front facing double glazed window, a central heating radiator and access to the walk-in wardrobe.

### Walk-In Wardrobe

5' 3" x 3' 10" ( 1.60m x 1.17m )

With access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a walk-in shower with screen. There is a chrome heated towel rail, porcelain tiling to the walls and floor, spotlight to the ceiling and a side facing obscure double glazed window.

### Bedroom Five

16' 1" x 11' 9" max ( 4.90m x 3.58m max )

With a rear facing double glazed window and a central heating radiator.

### Bedroom Six

10' 1" x 8' 5" ( 3.07m x 2.57m )

With a front facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a low flush WC, a floating wash hand basin with mixer tap and an insert bath. There is a porcelain tiling to the walls and floor, spotlights to the ceiling, a chrome heated towel rail and a side facing obscure double glazed window.

### Second Floor Landing

With a double glazed skylight window.

### Bedroom One

14' x 12' 9" max ( 4.27m x 3.89m max )

With two rear facing double glazed skylight windows, a central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is a heated towel rail, porcelain tiling to the walls and floor and a front facing double glazed skylight window.

### Bedroom Two

14' x 13' 3" ( 4.27m x 4.04m )

With two rear facing double glazed skylight windows, a central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is a heated towel rail, porcelain tiling to the walls and floor and a front facing double glazed skylight window.

### Outside

Situated with only one other new home behind an electric gated entrance with insert letterboxes and bin stores. To the front of the property there is a gravel driveway providing ample off road parking with further parking via the double garage and an allocated visitor parking space. To the rear of the property there is a substantial lawned garden.

### Double Garage

19' 10" x 16' 6" ( 6.05m x 5.03m )

With an electric roller shutter door, a loft hatch, light, power, underfloor heating, an air source heat pump and a rear facing composite door providing access to the rear garden.

### Additional Information

The vendor has made us aware that the property is of new construction with electric eco friendly air source heat pump with underfloor heating throughout the ground floor. This property has an incentive for the choice of carpet/flooring upon agreeing a purchase with the buyer.



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## Whiphill Lane, Armthorpe Doncaster

- GUIDE PRICE £565,000-£575,000
- SIX BEDROOM DETACHED FAMILY HOME
- ACCOMMODATION OVER THREE FLOORS
- FOUR EN-SUITES AND TWO WALK-IN WARDROBES
- GROUND FLOOR WC AND UTILITY ROOM

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

guide price

**£565,000-£575,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR123749 - 0004

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