



Holly Farm Court, Burghwallis Doncaster

welcome to

Holly Farm Court, Burghwallis Doncaster

Simply breathtaking views! This four bedroom detached home is available with no onward chain benefiting from a detached double garage with sauna room and gym/potential one bedroom annex. The property has underfloor heating throughout the ground floor, an en-suite and two dressing rooms.



Entrance Hall

With a front facing exterior door, two double glazed windows, stairs which rise to the first floor, useful understairs storage and underfloor heating.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin on a vanity unit with mixer tap. There is tiled flooring with underfloor heating, partial tiling to the walls, spotlights to the ceiling and a front facing obscure double glazed window.

Open Plan Kitchen Living Diner

28' x 14' 8" (8.53m x 4.47m)

A characterful kitchen which is fitted with a range of wall and base units with coordinating work surfaces housing the ceramic drink and drainer with mixer tap. The kitchen has a focal island which incorporates an insert gas cooker. There is space for an American style fridge-freezer, complimentary tiling, tiled flooring with underfloor heating, spotlights to the ceiling, a raised vaulted ceiling, two side facing double glazed windows, a rear facing double glazed window and side facing French doors leading out to the garden.

Lounge

27' 8" x 14' 10" max (8.43m x 4.52m max)

With a side facing double glazed window, rear facing French doors and side facing French doors. There are spotlights to the ceiling, underfloor heating and log burner as the focal point of the room.

Dining Room

11' 6" x 16' 7" (3.51m x 5.05m)

With two rear facing double glazed windows, underfloor heating and rear facing patio doors.

Utility Room

9' 6" x 7' 8" (2.90m x 2.34m)

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. There is tiled flooring with underfloor heating, a useful storage cupboard, an extractor fan, a wall mounted boiler, plumbing and space for a washing machine and dishwasher. A door gives access to the garden.

Bedroom Four / Study

8' 2" x 17' 2" max (2.49m x 5.23m max)

With two front facing double glazed windows, spotlights to the ceiling and underfloor heating.

First Floor Landing

With a seated bay, spotlights to the ceiling and two central heating radiators.

Bedroom One

16' 1" plus fitted wardrobes x 14' 10" (4.90m plus fitted wardrobes x 4.52m)

With front and side facing double glazed windows, a central heating radiator, laminate flooring, spotlights to the ceiling and fitted wardrobes which open to the enclosed secret dressing room.

Dressing Room

7' 10" x 6' 3" (2.39m x 1.91m)

With spotlights to the ceiling and useful storage space.

Bedroom Two

16' 10" x 11' 6" (5.13m x 3.51m)

With rear facing French doors to the balcony, a central heating radiator, spotlights to the ceiling and access to the walk-in dressing room and en-suite shower room.

Dressing Room

9' 2" x 6' 7" (2.79m x 2.01m)

With spotlights to the ceiling, useful storage, a loft hatch and a heated towel rail.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a shower cubicle with rainfall effect shower. There is a chrome heated towel rail, partial panelling to the walls, a panelled ceiling, tile effect flooring, an extractor fan and downlights to the ceiling.

Bedroom Three

8' x 15' 1" (2.44m x 4.60m)

With a front facing double glazed window, spotlights to the ceiling and a central heating radiator.

Bathroom

Fitted with a low flush WC, twin wash hand basins with mixer taps, a Jacuzzi whirlpool insert bath and a walk-in rainfall effect shower. There are spotlights to the ceiling, two chrome heated towel rails, LED mirrors, wall to floor tiling and a side facing obscure double glazed windows.

Outside

Tucked away in this private cul-de-sac location. To the front of the property there is a gated sweeping tarmac driveway providing off road parking with a Victorian lamppost and access to the detached double garage. There are wrapped around immaculate lawned gardens to the front, side and rear with area for a putting green, decked entertainment areas and stunning picturesque views to the rear. There is area for an insert hot tub, feature ponds, various shrubs, side power and lighting.

Double Garage

18' 1" plus door recess x 19' 5" (5.51m plus door recess x 5.92m)

With a remote controlled electric roller shutter door, a side facing double glazed window, power, light and access to the inner hall.

Inner Hall

With stairs which rise to the first floor gym / potential annex, a side facing door and double glazed window. There is access to the rear of the garage to the sauna and shower room.

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower.

Sauna

Gym/ Potential Annex Bedroom

30' 2" x 18' 7" (9.19m x 5.66m)

With two double glazed skylight windows and a door to the Juliet balcony.

Additional Information

The vendor has made us aware they are willing to cover the cost of stamp duty for an accepted buyer contact the branch for further details.



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welcome to

Holly Farm Court, Burghwallis Doncaster

- SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED HOME
- STAMP DUTY PAID! - CONTACT BRANCH FOR FURTHER DETAILS
- DETACHED DOUBLE GARAGE WITH UTILITY, SAUNA AND FIRST FLOOR GYM/POTENTIAL ONE BEDROOM ANNEX
- GROUND FLOOR WC, EN-SUITE AND FAMILY BATHROOM
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123264 - 0003

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