



# 8 Whin Hill Road

Bessacarr, Doncaster, DN4 7AF

## £1,600,000

\*\* EFFICIENCY RATING A \*\* Arguably one of Doncaster finest properties to come to market. Built in 2009 to a high specification, using York Handmade bricks featuring concrete ground/first floors couple with high ceilings and offering over 5,000 sq ft of living space appointed to show home standard. Occupying an enviable corner position on this prestigious residential road behind a gated entrance lies this wonderful family home. The accommodation comprises; an elegant hallway with marble staircase, cloaks and WC, formal lounge and study, superb open plan living kitchen with Miele appliances and Leibherr Monolith fridge and freezer. large island and space for dining table with feature gas fire, opening to relaxing garden room with French doors to the terrace, utility with door to double garage, separate WC, separate formal dining room. Generous galleried landing featuring ample seating space, Oak balustrade and wrought iron spindles. Principal bedroom with large fully fitted walk in dressing room leading to ensuite bathroom, guest bedroom with dressing room and newly installed ensuite, further two bedrooms with 'jack and jill' bathroom. Second floor high specification cinema room/bedroom, gym area to landing and large bathroom boasting steam/sauna. Outside are manicured grounds with lawned garden and Indian stone terrace, outdoor heating, parking for several cars and double garage with electric doors.

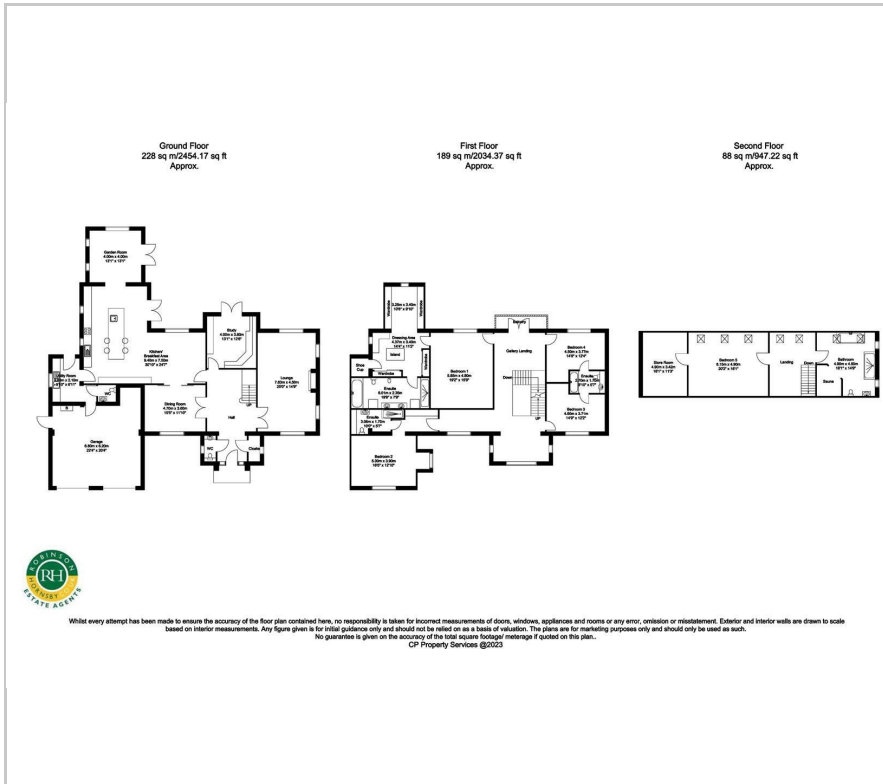
- A stunning property offering over 5,000 sq ft of living space
- Prestigious location, gated entrance and integral double garage
- Open plan living kitchen with Island, seating and feature gas fire
- Garden room with French doors to rear terrace
- Neville Johnson fitted study, underfloor heating to ground and first floors.
- Principal suite with fitted dressing room and stunning ensuite
- Villeroy and Boch sanitary ware to all bathrooms/ensuites
- Multiple efficient heating systems, fully fitted Dueren doors and frames
- Landscaped gardens with formal lawns, terrace with orning
- Freehold property, council tax band G, EPC rating A 99

### Viewing

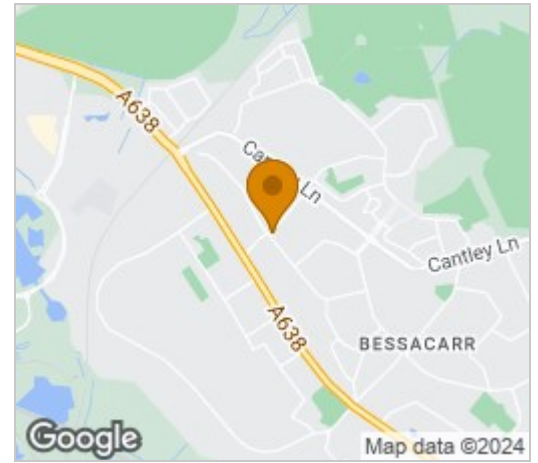
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



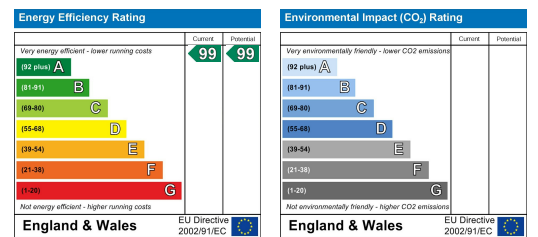
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.