



Travegna

Mattersey Road | Everton | Doncaster | South Yorkshire | DN10 5BN

FINE & COUNTRY

TRAVEGNA

Travegna is an individually designed family home offering superbly appointed accommodation in a prime residential area within the popular village of Everton.







The property is set in private grounds with superb far reaching country views to the rear. Internally the property is finished to an excellent standard using the highest quality materials, with an abundance of natural oak and lavish fittings throughout. There is a smart audio system with speakers to the majority of rooms.

The well proportioned accommodation is set over two floors and offers a versatile living space for a growing family. Boasting spacious open plan reception areas with a bespoke breakfast kitchen to the rear, along with four generous sized double bedrooms to the first floor. The enviable master suite benefits from spectacular views from an impressive glazed balcony, with a walk wardrobe, dressing area and en-suite shower room. There is also an en-suite bathroom to the guest bedroom and a family bathroom.

The property is approached through electric gates which lead up to the front entrance doors and double garage, with attractive landscaped gardens to the front and rear offering privacy and seclusion. There is security lighting and cameras around the exterior of the property along with an alarm system.

Built with a focus around energy efficiency the property has been well insulated throughout and benefits from both solar thermal and electric panels along with an air source heat pump which provides underfloor heating to the ground floor. Above the garden room and dining area is a living roof covered with vegetation, providing extra insulation for the property and creating a habitat for wildlife.



Ground Floor

Entrance Hall

Dual entrance doors lead into an impressive galleried landing area with oak staircase. Travertine flooring and skirting, ceiling speakers and spot lights. Off the main entrance hall is a four person lift providing disabled access from the ground floor to the first floor.

Cloakroom

Fully tiled cloakroom, Roca suite comprising low flush WC, hand basin, mirror, extractor fan and window to the side elevation.

Office/Study

Fitted with hard wood furniture comprising work desk with drawers and storage cupboard, travertine flooring and skirting, ceiling spot lights, and window to the side elevation.

Utility Room

High gloss base and wall units with surface over, stainless steel sink with mixer tap and drainer, built in Siemens fridge, stable style door allows access to the side and rear gardens. Travertine flooring.

Kitchen

A contemporary breakfast kitchen fitted with an extensive range of bespoke high gloss base and wall units with granite surfaces over, incorporating display cabinets, wine racks and a breakfast bar. The wide range of integral 'Miele' and 'Bosch' appliances include a four ring electric hob with extractor fan over, dual oven with warming draw, separate oven and microwave, dishwasher and space for American style fridge freezer. A bank of floor to ceiling units provide racked and shelved storage. The large central island gives ample work space with storage and feature lighting below. Stainless steel sink with mixer tap and drainer. Ceiling speakers and spot lights, travertine flooring. Two sets of sliding doors allow in an abundance of natural light and gives access to the rear gardens beyond. The far end of the kitchen gives space of a dining table or seating area should you so wish.





Lounge

A light and spacious reception area leading off the kitchen with 5 floor to ceiling windows, feature fireplace with inset multi fuel stove, travertine flooring, ceiling speakers and spot lights.

Dining Area/ Garden Room

An impressive reception room flowing through from the lounge with views out to the rear gardens. Offering a snug seating area along with a more formal dining space ideal for entertaining guests. There is an abundance of natural light with two sets of byfold doors and a number of floor to ceiling windows to the front elevation. Inset feature lighting along with ceiling spot lights and speakers. Hard wood flooring.

Games/Sitting Room

A large open plan reception area measuring at over 12 meters in length with the versatility for a number of different uses. Feature slate wall with space for inset television with storage below, hard wood flooring, sliding doors to the side and rear, ceiling speakers and spot lights. Loft access.















First Floor

Landing

Open plan galleried landing area gives access to first floor accommodation. Ceiling spot lights and windows to the front elevation.

Master Bedroom

A grand master suite with views to the rear elevation, leading through to a walk in wardrobe, dressing and en-suite shower room. Ceiling speakers and spot lights, electric radiator.

Walk in Wardrobe

An extensive range of bespoke fitted wardrobes, mirrored doors with hanging rails and shelving. Double sliding doors lead out to an impressive glazed balcony offering rear reaching country views to the East. Ceiling spot lights.

En-Suite Shower Room

Fully tiled en-suite shower room comprising, vanity unit with travertine wash hand basin and storage below, low flush WC, double walk in shower, mirror, ceiling speakers and spot lights, extractor fan.

Bedroom 2

Another large double bedroom with dual aspect views to the front and side elevations. Ceiling spot lights and electric radiator. The room also benefits from a lift providing disabled access from the ground floor to the first floor.

En-Suite Shower Room

Fully tiled en-suite shower room comprising, high gloss vanity unit with his and hers wash hand basins, low flush WC, double walk in shower with separate hand held shower, two mirrors, ceiling spot lights and extractor fan. Window to the side elevation.

Bedroom 3

Spacious double bedroom with views to the rear of the property. Ceiling speakers and spot lights, electric radiator.

Bedroom 4

An ideal guest bedroom with views over the front elevation, ceiling spot lights and electric radiator.

Family Bathroom

A fully tiled bathroom suite comprising Biojet whirlpool bath, high gloss vanity unit with storage below and granite work surface over, his and hers wash hand basins with dual mirrors, close coupled WC. Ceiling speakers and spot lights, extractor fan and window to the side elevation.













LOCATION

Travegna is located in the popular village of Everton, around 3 miles from the attractive market town of Bawtry. Retford (approximately 8 miles) serves the local villages and has a main line rail link with London Kings Cross (105 minutes). Gainsborough is also within easy reach and offers a wealth of shops and amenities. Everton is conveniently located for the A1 network at Blyth, which gives excellent access to London and to the North, the M18, M62 and M1. Sheffield is approximately 30 minutes drive away and Leeds and Nottingham are within an hour commute.

The village has excellent local facilities including a primary school, two public houses, farm shop and a hairdressing salon. The surrounding area offers a good selection of local junior and secondary schools, with Queen Elizabeth's Grammar school at Gainsborough being one of the more desirable, and private education is available at Ranby School and Worksop College. Close by are walks which offer access to open countryside. On the doorstep is Barrow Hill natural reserve, with Sherwood Forest, National Trust Clumber Park and a variety of other attractions being within short travelling distance. The historic city of Lincoln is just a short drive away, which offers Lincoln Cathedral, Castle, University, Cinema and numerous shops and boutiques along with many eating establishments.



Garage

A large attached double garage with electrically operated roller shutter door. Rear personnel door gives access to the side gardens, tiled flooring, power and lighting are connected. Windows to the front elevation.

Outside

The property is approached through electric gates which lead onto a paved driveway providing off road parking for a number of vehicles, and gives access to the attached double garage. There is planting to borders, a lawned area and brick built walls with wrought iron railings flanking the front and side boundary's.

To the rear of the property are further gardens with a large patio area ideal for entertaining guests, planting, shrubs and lawns. A separate bbq terrace with hard wood frame leads out from the games/sitting room. The gardens providing the ideal vantage point to take in the far reaching country views to the East.

There are a number of outside security lights around the property along with impressive feature lighting, plug sockets and an outside tap.

Tenure

We are given to understand that the property is freehold.

Services

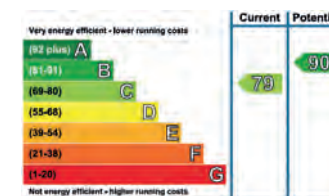
Mains water, electricity and drainage are connected. An air source heat pump controls the heating with an underfloor heating system to ground floor and electric radiators to the first floor.

Rating Assessment

We are advised by Bassetlaw Local Authority that Travegna is in rating Band G.

Directions

From our office in Bawtry, leave the town to the East on the A631 and continue for about 3 miles. Upon arriving in Everton, take the first right hand turn into Mattersey Road and Travegna sits on the left hand side after about 500 yards.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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