



- Modern Detached Three / Four Bedroom Family Home
 - Rural Yet Accessible Location
- Presented to a High Standard ● No Upward Chain
- Potential to Purchase Adjoining Land (c. 1 acre) if Required



GENERAL AND SITUATION

Approximate Distances:
Askern 2.5 miles • Barnby Dun 5 miles • Doncaster 10 miles
Good Access to M18, A1 & M62

A unique, modern and spacious three/four bedroom family home on the outskirts of an accessible village, offered for sale with no upward chain.

This flexible and well-presented property has been utilised as a family home. There is an adjoining piece of land (approx. one acre) which would be available to purchasers of the house by separate negotiation. The vendors have utilised the land as a wildflower meadow with a large pond attracting a variety of flora and fauna.

Moss is a semi-rural village surrounded by beautiful countryside with easy access to rail, road, air and transport links. Doncaster offers mainline rail services to London Kings Cross and a comprehensive range of facilities and amenities.

THE RESIDENCE

A well-presented three/four bedroom family home with oil-fired central heating, underfloor heating to the majority of the ground floor (with controls in each individual room), uPVC double glazing and solar panels (owned by vendor), CCTV and alarm system. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The property is entered via a front door into an **Entrance Porch** with tiled flooring. Double doors then lead into the **Hallway** which has stairs off to the **First Floor** with understairs storage cupboard. There is a **Downstairs Shower/Wet Room** with shower, wash hand basin, WC, extractor and tiled walls and floor. Also off the **Hallway** is a **Study**.

The **L-shaped Kitchen / Breakfast Room** is fitted with a range of contemporary wall and base units with granite worktops, 1½ bowl sink with mixer tap, integrated Neff appliances comprising electric oven with warming drawer, five ring induction hob with extractor over, microwave, second oven, dishwasher and fridge. There is a **Walk-in Larder**, tiling to the floor and a door leading to a **Utility Room** with fitted base units with granite worktops, single drainer sink with mixer tap, and an integrated fridge/freezer and integrated freezer. A **Rear Porch** has a range of fitted units with worksurfaces, plumbing for a washing machine and two external doors.

Off the **Kitchen**, is a **Dining Room / Bedroom 4** with a useful shelved storage cupboard and a door back to the **Hallway**.

The **Lounge** has an electric coal effect fire with marble effect hearth and surround. Windows look out to the front over the wildflower meadow. Two sets of double doors lead on to the **Conservatory** which has an air conditioning / heating unit, bi-fold doors out to the garden and fitted blinds to the ceiling, doors and windows, and a **Further Room** which could be utilised for a variety of different uses which has a second set of double doors into the **Conservatory**.

Nb There is no underfloor heating to the **Conservatory** or the **Rear Porch**





To the First Floor a **Landing** gives access to **Three Bedrooms** and a **Jack and Jill Bathroom**.

The **Main Bedroom** has bespoke fitted furniture, eaves storage, a skylight and an **Ensuite** with wash hand basin, shower, WC, tiled flooring and walls and a built-in storage. **Two Further Bedrooms** are served by a Jack and Jill Style **Ensuite** with a bath with shower over, wash hand basin, WC and fitted storage.

Nb. There are some sloping ceilings to the first floor.



OUTSIDE

The property is approached through electric gates with intercom that lead onto a gravel driveway with multiple vehicle parking. There is an **Attached Double Garage** which has power, light and hot/cold water, an electric main door, personnel door and two windows. The boiler and solar panel controls are located in the garage along with generator hook-up facilities for power outages – please note that the generator is not included in the sale. A useful **First Floor Room**, accessed by a stepladder, has a radiator and skylight windows. It is currently utilised as a **Games Room**.



To the front of the property there is a low maintenance gravelled garden with **Patio Seating Area** perfect for Al Fresco dining and an automatic watering system. To the far side there is a **Further Indian Sandstone Patio**. There is a built-in covered **BBQ Area**, **Summerhouse** and a **Water Feature** within the gardens.

ADDITIONAL LAND

To the front of the property, over-looked from the house is a piece of Additional **Land** measuring approx. one acre. Currently kept as a **Wildflower Meadow** and with a **Large Pond** which the vendors inform us is home to a wide variety of wildlife, in the Agent's opinion, the land could be utilised for a variety of different purposes, grazing, horticulture etc. subject to gaining any necessary consents. It could potentially be offered for sale to the purchasers of the house, by separate negotiation.



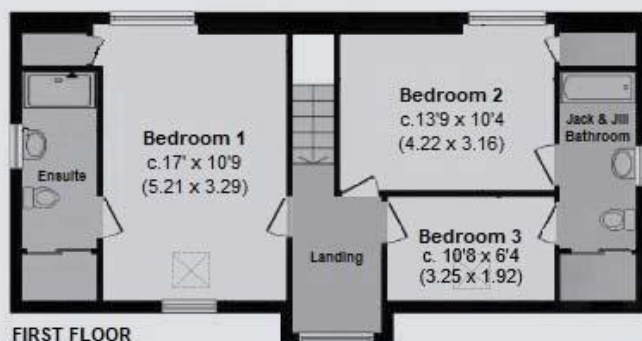
Wildlife pond on the additional land.



View from the house across additional land.

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CITY OF DONCASTER COUNCIL

SERVICES

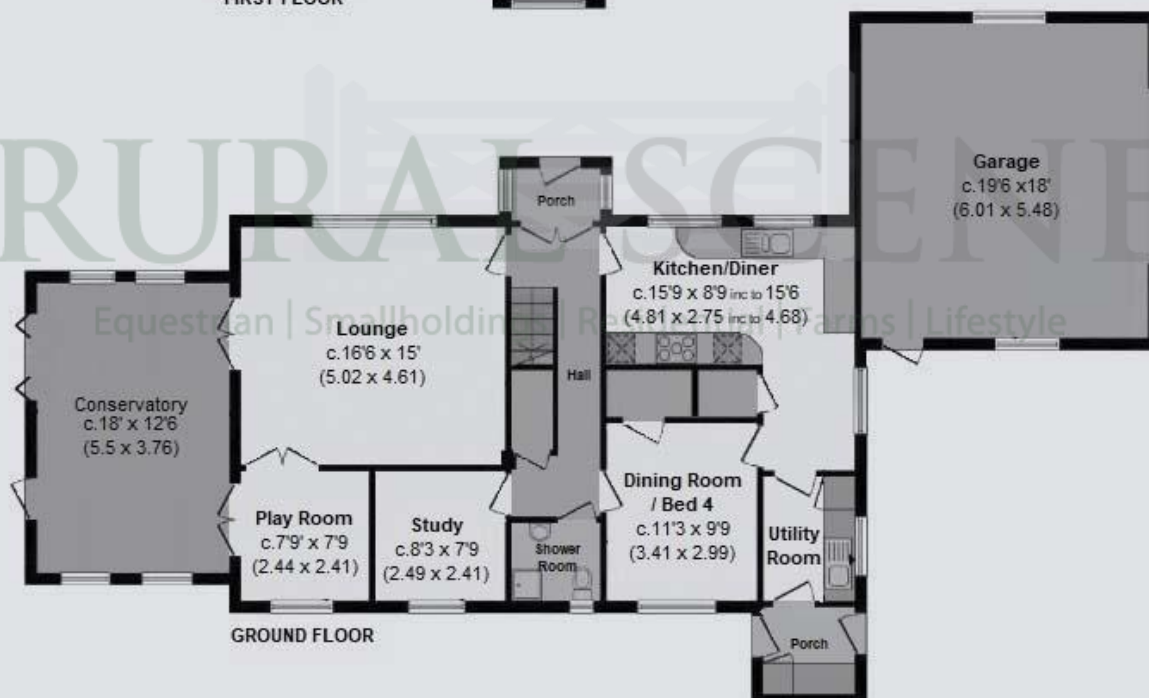
MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Klargester treatment system), OIL FIRED CENTRAL HEATING, TELEPHONE and FTTP BROADBAND (c. 900Mb per second) - connected and available subject to normal transfer regulations

TENURE Freehold **ENERGY RATING** B **COUNCIL TAX** D

DIRECTIONS

From Doncaster head to Barnby Dun and follow the signs to Moss. Take Trumfleet Lane, and at the Junction turn left. Continue on Moss Road and the property is the last one on the left-hand side before entering open countryside, identified by our For Sale board.

what3words /// juggle.salmon.dishing



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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited BROCKHOLES but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.