



Station Road, Misterton Doncaster DN10 4DH

welcome to

Station Road, Misterton Doncaster

This BRAND NEW four DOUBLE bedroom detached home has been finished to an EXACTING STANDARD THROUGHOUT. Offering spacious and contemporary accommodation, great sized landscaped gardens and large garage. Positioned in a desirable village location.



Entrance Hall

A commanding entrance hall with stairs leading to the first floor.

Study

6' 9" x 6' 4" (2.06m x 1.93m)

Rear facing double glazed window.

Lounge

22' 4" x 12' into bay (6.81m x 3.66m into bay)

A substantial dual aspect reception room with double glazed bay window to the front and a double glazed window to the rear.

Living Kitchen

32' 6" max x 18' 4" max (9.91m max x 5.59m max)

This superb space incorporates high quality living, dining and kitchen areas. The contemporary kitchen and dining area is fitted with a comprehensive range of shaker style units with quartz worksurfaces. There is a range of integrated appliances including dishwasher, fridge freezer, electric hob with an extractor above and integrated double ovens. The matching central island unit has further storage plus an under mounted sink and drainer and a double glazed bay window to the front. The kitchen diner opens into the living area with a feature roof lantern window plus two bi-folding doors leading to the rear gardens.

Utility Room

9' 3" x 5' 3" (2.82m x 1.60m)

Wall and base units continue you from the kitchen area with quartz worksurfaces, an under mounted stainless steel sink and drainer, space for a washing machine and side facing double glazed window and door.

Cloakroom

Fitted with a wash hand basin, a w.c and a double glazed window to the front.

First Floor Landing

An oak and glass staircase leads to the first floor landing with a useful storage cupboard and a further staircase leads to the 2nd floor master suite

Bedroom Two

14' 1" extending to 10' 1" x 15' 4" max (4.29m extending to 3.07m x 4.67m max)

Double glazed window to the front and a central heating radiator.

Ensuite Shower Room

Fitted with a shower cubicle, wash hand basin and a w.c. Heated towel rail, fully tiled walls and a side facing double glazed window.

Bedroom Three

12' 2" extending to 13' 11" x 11' 4" (3.71m extending to 4.24m x 3.45m)

Double glazed window to the front and a central heating radiator.

Bedroom Four

8' 10" extending to 13' 11" x 8' 11" (2.69m extending to 4.24m x 2.72m)

Double glazed window to the rear and a central heating radiator.

Principle Bathroom

Fitted with a three piece suite in white with a rainfall shower above the bath, fully tiled walls and flooring, heated towel rail and a rear facing double glazed window.

Second Floor

An oak and glass staircase leads to the 2nd floor landing with a door leading to the master suite.

Master Suite

12' 8" extending to 20' 3" x 15' 4" (3.86m extending to 6.17m x 4.67m)

Double glazed window allowing views of the Chesterfield canal, central heating radiator and a door leading to eaves storage.

Ensuite

Fitted with a corner shower cubicle and a wash hand basin and w.c. set into a vanity unit. Heated towel rail, fully tiled walls and flooring.

Exterior

To the front of the property is a walled garden area and a electric gated blocked paved driveway leading to the garage. To the rear are walled and fenced landscaped lawned gardens with a porcelain patio area.

Garage

19' 10" x 8' 11" (6.05m x 2.72m)

Accessed via and electric roller door with power and light.

Flooring

A choice of flooring will be available for the buyers to select.



view this property online williamhbrown.co.uk/Property/RFD108772



welcome to

Station Road, Misterton Doncaster

- Contemporary new four DOUBLE BEDROOM detached family home
- Finished to an exacting standard through
- Superb high quality living kitchen with a full range of integrated appliances
- Ground floor underfloor heating, oak and glass staircase
- Landscaped gardens and large garage

Tenure: Freehold EPC Rating: Exempt

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD108772



Property Ref:
RFD108772 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk