

Details as provided by the vendor



## **35 Blakewood Drive, Blaxton**

**A SUPERB 4 double bedroom detached family home, having beautiful open rear views, with folding doors to the dining kitchen, ensuite plus family bathroom, integral garage. Comprising:- Hallway, lovely lounge with folding doors to the dining kitchen, utility, d/sw.c., landing, 4 bedrooms, ensuite plus bathroom, gas heating, double glazing and solar panels. Viewing Highly recommended.**

**Offers In Region Of £275,000**

**Viewing**

By appointment only

**Tenure Freehold**

An excellent and spacious four double bedroom detached family home, situated in a superb position on this modern development, with a beautiful open dining kitchen with bi-fold door to the gardens.

The property backs onto Hill House playing fields, providing this great open setting, which in turn is complemented by this overall position within this development.

The property is extremely well presented, with high quality fixtures and fittings, and offers a generous size lounge and stunning dining kitchen with high gloss units and bi fold doors opening to a patio and seating area, spacious lounge with bi fold doors, utility, master bedroom with fitted wardrobes and ensuite, gas central heating, double glazed windows, solar panels, and an integral garage.

The property's accommodation is certainly worthy an inspection and comprises of: front entrance door which opens to entrance hallway with high quality flooring and stairs rising to the first floor, spacious living room with sliding doors to the dining kitchen having a host of stylish units, utility, downstairs w.c., first floor landing, four double bedrooms and an ensuite shower room and fitted wardrobes to the main bedroom, and family bathroom.

This lovely property sits within a great position on this modern development, having a driveway providing off road parking for two vehicles in front of the integral garage. The rear garden is fully enclosed and offers an excellent level of privacy, as it is mainly laid to lawn with some borders. The property's position is excellent as the open aspect onto Hill House recreational playing field is certainly of tremendous benefit.

**VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS**

#### **GENERAL SITUATION AND DIRECTIONS**

Blaxton has various close by shops and enjoys ease of access to Doncaster Robin Hood airport and the surrounding villages of Auckley and Finningley. Communication links to the M18 are via the Great Yorkshire Way at the Miller & Carter steak house, which opens up many other regional areas within comfortable commuting distance.

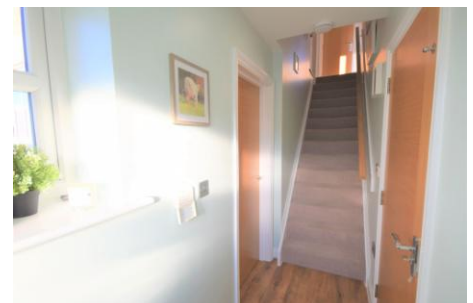
Proceed into Blaxton on the B1396 Mosham Road from Auckley, turn right at the Bluebell Inn roundabout onto Station Road. Travel along Station Road and take the next left turning after Bell Butts Close. Follow around to the left side, where the property can be situated with a for sale board outside.

#### **ACCOMMODATION**

Modern stylish composite door with two double glazed obscure panels opens into:

#### **ENTRANCE HALLWAY**

Having stairs and handrail rising to the first floor with Oak style doors that lead into the lounge and integral garage. There is a wall mounted alarm control panel, chrome socket point, an upvc double glazed window which allows light to stream through.



## LOUNGE

14' 10" x 11' 7" (4.52m x 3.53m) Luxury rustic Oak effect flooring continues from the entrance hallway, and Oak bi fold doors having multi opening options into the dining kitchen. There is a front facing upvc double glazed window offering a pleasant outlook, various chrome socket points, radiator, provisions for a wall mounted television, and useful understairs storage cupboard.



## LOUNGE



## DINING KITCHEN

19' 6" x 9' 10" (5.94m x 3m) A superb open plan kitchen dining room perfect for entertaining, having an excellent range of high gloss units and contrasting white and grey granite style worktops, integrated stainless steel oven and 4 ring hob, with sunken inset stainless steel sink with chrome mixer tap. Upvc double glazed window and double glazed bi fold doors open out to the patio seating area and gardens beyond. There are downlights to the ceiling, chrome socket points, and an excellent standard of internal presentation and decoration, with an internal door to the utility,



## DINING KITCHEN



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## UTILITY

Having a range of matching units and contrasting worktops and stainless steel sink with mixer tap and drainer. There is plumbing for a washing machine and tumble drier. A door opens to the rear garden and an internal door to the downstairs w.c.



## CLOAKROOM

Having a low flush w.c. and floating wash basin, with Walnut effect vanity cupboard unit, chrome heated towel rail, floor tiles flowing in from the utility, and a double glazed obscure window to the side.



## FIRST FLOOR LANDING

Stairs rise to the first floor with Oak spindled handrail on the landing. A nice landing having chrome socket point, loft access, Oak style internal doors to the main bedrooms and family bathroom.



## BEDROOM 1

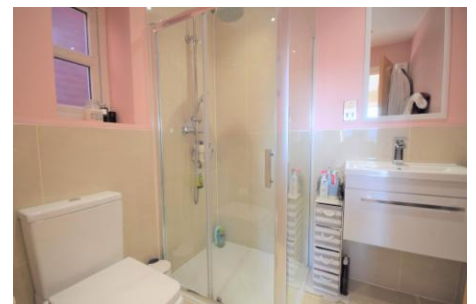
10' 3" x 9' 8" (3.12m x 2.95m) (In front of the wardrobes)

A beautiful front facing double bedroom having a range of quality built in wardrobes, radiator, chrome socket points, double glazed window allowing the light to stream through, and internal door to the ensuite shower room.



## ENSUITE SHOWER ROOM

This ensuite shower room has been stylishly appointed to include a shower cubicle with rainfall style shower head and spray, floating wash basin with storage corner unit and chrome mixer tap, and low flush w.c. There is a chrome shaver point and double glazed obscure window to the side.



### **BEDROOM 2**

10' 9" x 8' 9" (3.28m x 2.67m) (Plus door recess)

A front facing double bedroom enjoys the views, and has a radiator, storage cupboard, socket point and double glazed window.



### **BEDROOM 3**

13' 11" x 8' 9" (4.24m x 2.67m) (Maximum measurements)

A rear facing double bedroom has a radiator, socket point, and enjoys the beautiful open views.



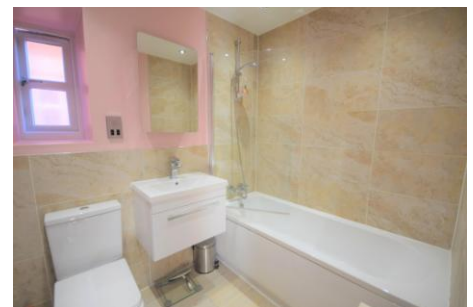
### **BEDROOM 4**

11' 11" x 8' 9" (3.63m x 2.67m) A rear facing double bedroom having socket points, radiator and lovely rear views from a double glazed window.



### **BATHROOM**

A modern and stylish bathroom suite incorporating a bath with shower over and screen, floating wash basin with high gloss vanity drawer, low flush w.c., inset downlights, mirrored wall mounted vanity unit, chrome shaver point, and double glazed obscure window to the side.



### **OUTSIDE**

This lovely property sits in a great position within this modern development, having a mainly lawned garden with driveway providing off road parking for two vehicles.



### **INTEGRAL GARAGE**

Having power and lighting, with a personal door that leads back into the entrance hallway.

## REAR GARDENS

The rear gardens have been nicely presented to be fully enclosed, with paved patio, ideal for seating and entertaining, and a pathway leading down the side of the property.

There are some borders ideal for shrubs and plants.



## REAR GARDEN



## REAR GARDEN VIEW



## REAR



DATED - 08/01/2021

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

#### OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.







