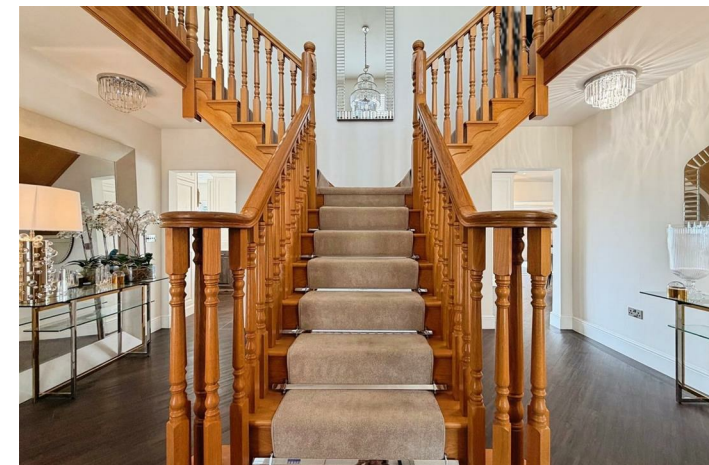




TRAVEGNA MATTERSEY ROAD DONCASTER, DN10 5BN

£1,100,000
FREEHOLD

An exceptional six bedroom detached family residence, substantially extended, redesigned and refurbished to an exacting standard, offering luxurious contemporary living, exceptional entertaining space and stunning far-reaching countryside views. The property provides six generous bedrooms, with four bedrooms to the first floor and two excellent guest bedrooms on the ground floor. The magnificent principal suite features a bespoke dressing room, luxury en suite and private balcony enjoying outstanding countryside views. There are two further en suites, a luxurious five-piece family bathroom and a Jack and Jill shower room. The impressive open-plan kitchen and dining room forms the heart of the home, featuring bespoke cabinetry, quartz work surfaces, large central island with breakfast bar, integrated appliances and a concealed coffee preparation area. Further highlights include a stylish living room with marble fireplace and multi-fuel stove, dedicated home office, guest dining room and superb entertainment room with fully fitted bar.

Externally, electric gates open onto an extensive paved driveway with parking for multiple vehicles, double garage and two EV charging points. The landscaped rear gardens provide excellent entertaining areas, lawns and stunning far-reaching countryside views.

A truly exceptional and individually designed six-bedroom home, finished to an outstanding standard with no expense spared.

 FINE & COUNTRY

TRAVEGNA MATTERSEY ROAD

- * Exceptional six-bedroom detached family home • *

Substantially extended and redesigned throughout • * Four first-floor bedrooms & two ground-floor bedrooms • * Luxurious principal suite with private balcony • * Bespoke dressing room & three luxury shower rooms • * Magnificent open-plan kitchen, dining & family space • * Fully fitted bar & impressive entertainment room • * Remote electric gates & extensive private driveway • * Double garage & two electric vehicle charging points • * Landscaped gardens with stunning countryside views



IMPRESSIVE ENTRANCE HALLWAY

A striking introduction to this exceptional home, the impressive entrance hallway is approached via a contemporary composite entrance door and immediately sets the tone for the quality and attention to detail found throughout. The hallway features an elegant solid oak spindle gallery staircase rising to the first-floor landing, bespoke fitted under-stair storage and two front-facing UPVC double-glazed windows, beautifully complemented by fitted shutters.

The space is finished with premium Karndean flooring with underfloor heating, together with access to the inner hallway and magnificent open-plan kitchen and dining space.

INNER HALLWAY

Forming part of the property's thoughtfully designed extension, the inner hallway provides excellent versatility and accessibility, incorporating a dedicated disabled lift providing access to the first floor. Quality internal doors lead to the dedicated home office, two ground-floor guest bedrooms and the stylish downstairs WC.

Three side-facing UPVC double-glazed windows with fitted shutters provide natural light, whilst premium Karndean flooring and underfloor heating continue throughout.

HOME OFFICE

A beautifully appointed and highly practical home office, featuring bespoke fitted furniture, side-facing UPVC double-glazed window, recessed downlighting and premium Karndean flooring with underfloor heating. An ideal environment for working from home in comfort and style.

CLOAKROOM/WC

A beautifully appointed luxury cloakroom featuring a contemporary low-flush WC and stylish vanity wash hand basin. The room is enhanced by luxury tiling to the walls and floor, underfloor heating, a side-facing obscure UPVC double-glazed window and refined gold-finish accessories.

GROUND FLOOR GUEST BEDROOM

A superb double guest bedroom enjoying a peaceful rear aspect through a rear-facing UPVC double-glazed window. The room benefits from a useful cylinder cupboard and direct access to the Jack and Jill shower room.

JACK & JILL SHOWER ROOM

A luxurious three-piece shower room comprising a generous walk-in shower, contemporary vanity wash hand basin and low-flush WC. The room is finished with stylish tiling, chrome heated towel radiator, recessed downlighting and an electric extractor fan.

GROUND FLOOR GUEST BEDROOM TWO

A further generously proportioned double guest bedroom, beautifully presented and featuring a side-facing UPVC double-glazed window with fitted shutters and recessed ceiling downlighting.

DRAWING ROOM/LIVING ROOM

A charming and beautifully proportioned reception room, flooded with natural light through two front-facing and two side-facing UPVC double-glazed windows, all enhanced by fitted shutters.

Bespoke fitted furniture provides an elegant focal point, whilst premium Karndean flooring and underfloor heating add to the comfort. The principal feature is an impressive marble fireplace incorporating a multi-fuel log-burning stove, creating a wonderfully inviting and sophisticated setting.

OPEN PLAN KITCHEN DINING ROOM

Undoubtedly one of the property's most impressive spaces, the magnificent open-plan kitchen and dining room has been designed with both everyday family living and

sophisticated entertaining firmly in mind.

The bespoke luxury kitchen features an extensive range of quality wall and base cabinetry complemented by quartz work surfaces and a substantial central island incorporating a sink with mixer tap and breakfast bar seating.

Integrated appliances include a fan-assisted electric oven, steam oven and two dishwashers, complemented by a freestanding luxury range-style cooker with extractor hood above. There is also space for an American-style fridge freezer.

A particularly innovative feature is the discreetly concealed coffee and breakfast preparation station, incorporating a coffee machine, sink with mixer tap, cupboards and drawers, all beneath a matching quartz work surface.

Double doors provide access to the concealed utility room, whilst rear-facing UPVC double-glazed patio doors open directly onto the landscaped gardens.

Premium Karndean flooring continues seamlessly through to the dining area, which benefits from underfloor heating, a side-facing UPVC double-glazed window with fitted shutters and double doors opening into the living room. There is also open-plan access into the impressive entertaining and guest dining room.

UTILITY ROOM

Discreetly positioned behind the kitchen, the highly practical utility room has been thoughtfully designed and finished to an exceptional standard. It features fitted base units with complementary quartz work surfaces incorporating a sink and mixer tap, together with space for a freestanding washing machine and a two tumble dryers.

A particularly useful laundry chute connects directly with the first-floor cupboard, making household tasks considerably more convenient. Further features include a gold-finish heated towel rail, side-facing UPVC double-glazed barn-style entrance door opening onto the rear garden, premium Karndean flooring and underfloor heating.

ENTERTAINING/GUEST DINING ROOM

A substantial and versatile reception space perfectly suited to entertaining, formal dining and family gatherings. Side and rear-facing UPVC double-glazed bi-folding doors provide an impressive connection with the landscaped gardens, whilst two front-facing UPVC double-glazed windows with fitted shutters flood the room with natural light.

Bespoke fitted furniture, recessed downlighting and quality wood flooring with underfloor heating create a sophisticated and comfortable environment, with the flooring continuing seamlessly into the adjoining entertainment room.

ENTERTAINING ROOM & BAR

An exceptional entertaining space designed for those who enjoy hosting family and friends, this impressive room provides a superb setting for parties, celebrations and relaxed evenings at home.

Side and rear-facing UPVC double-glazed patio doors create a wonderful connection with the gardens, whilst the bespoke fully fitted bar forms a spectacular focal point. The bar incorporates three refrigerators, extensive shelving, bespoke glass display cabinets and integrated seating for five, together with a sink and mixer tap.

Recessed ceiling lighting and feature wall lighting complete this exceptional entertaining environment.

FIRST FLOOR LANDING

The spacious first-floor landing continues the home's impressive specification, featuring an elegant solid oak spindle balustrade, three front-facing UPVC double-glazed windows with fitted shutters and recessed ceiling lighting.

A large storage cupboard incorporates the property's laundry chute connecting to the utility room below. Underfloor heating continues throughout, with quality internal doors providing access to four generously proportioned double bedrooms and the luxurious family bathroom.

PRINCIPLE BEDROOM

A stunning principal bedroom enjoying an enviable rear aspect and exceptional views across the surrounding countryside. The real highlight is the impressive set of rear-facing UPVC double-glazed patio doors opening onto a private balcony with glass balustrading, creating a wonderful elevated vantage point from which to enjoy far-reaching rural views. The bedroom benefits from recessed ceiling lighting, underfloor heating and access to both the beautifully appointed dressing room and luxurious en suite shower room.

EN-SUITE PRINCIPLE BEDROOM

A sumptuous en suite shower room featuring a generous walk-in shower with mains-fed waterfall shower and separate shower attachment, wall-hung vanity wash hand basin and contemporary low-flush WC. Luxury tiling extends across the walls and flooring, complemented by underfloor heating, recessed downlighting and an electric extractor fan. Gold-finish accessories, including a matching heated towel rail, provide an elegant finishing touch.

BESPOKE DRESSING ROOM

A truly exceptional dressing room offering a level of luxury rarely found within the family home. Bespoke storage incorporates extensive shelving and hanging rails, together with a central island featuring display space and numerous drawers. Further features include a dedicated dressing table, LED lighting, recessed ceiling downlighting and two rear-facing UPVC double-glazed windows. Underfloor heating ensures year-round comfort.

BEDROOM TWO

A superb second double bedroom, beautifully presented and enjoying front and side aspects through UPVC double-glazed windows with fitted shutters. The room benefits from quality Karndean flooring with underfloor heating, recessed ceiling lighting and a full wall of fitted wardrobes. The property's disabled lift also provides direct access from the entrance hallway, whilst a door leads to the luxurious en suite shower room.

BEDROOM TWO EN-SUITE

An impressive and highly luxurious en suite featuring a sauna-style shower enclosure with integrated seating, waterfall shower and dedicated control system incorporating shower and music functions. The room is fully tiled to the walls and floor and features LED lighting, wall-hung vanity wash hand basin, wall-hung low-flush WC, underfloor heating, recessed downlighting, shaver point and electric extractor fan. A side-facing obscure UPVC double-glazed window provides natural light.

BEDROOM THREE

An attractive third double bedroom enjoying a pleasant rear aspect through two UPVC double-glazed windows. The room features fitted mirrored wardrobes, recessed ceiling lighting and premium Karndean flooring with underfloor heating.

BEDROOM FOUR

A further generous double bedroom enjoying two front-facing UPVC double-glazed windows with fitted shutters. The room is finished with quality Karndean flooring, underfloor heating, recessed ceiling lighting and a comprehensive range of fitted wardrobes.

FAMILY BATHROOM

A truly spectacular five-piece family bathroom, luxuriously appointed and finished to an exceptional standard. The suite comprises a large walk-in shower with mains-fed waterfall shower and separate shower attachment, a stylish panelled bath with shower attachment, his and hers wall-hung

vanity wash hand basins and contemporary low-flush WC. Luxury tiling extends throughout the walls and flooring, with underfloor heating beneath. Additional features include a shaver point, recessed ceiling lighting and elegant gold-finish accessories. A side-facing obscure UPVC double-glazed window provides natural light.

OUTSIDE

The property's impressive frontage is approached through remote-controlled electric gates, opening onto an extensive paved driveway providing generous parking for numerous vehicles, including motorhomes, caravans and multiple family vehicles. A substantial double garage features an electric roller door, side-facing UPVC double-glazed windows, power and lighting. Two electric vehicle charging points (one of them is a fast charger) further enhance the property's contemporary credentials. Gated access leads to the side and rear gardens, where there is a bespoke storage shed together with extensive landscaped grounds. The rear garden is particularly impressive, featuring two substantial paved patio and entertaining areas, expansive lawn and raised borders planted with an attractive selection of flowers, shrubs and mature trees. External lighting, power and water are provided, while the gardens enjoy stunning far-reaching views across the surrounding countryside. The combination of extensive outdoor space, exceptional entertaining facilities and beautiful rural views creates an enviable setting for outdoor dining, entertaining and relaxation.

AGENTS NOTE

This exceptional property has been substantially extended, comprehensively redesigned and remodelled to an exacting standard, with considerable investment and attention to detail throughout. The specification includes a luxury bespoke kitchen, high-quality bathrooms and shower rooms, bespoke fitted furniture, premium flooring and extensive underfloor heating. The property has also been thoughtfully adapted to provide enhanced accessibility, including the installation of a disabled lift serving the ground and first floors. The result is a highly individual and sophisticated family residence, combining luxurious contemporary living, exceptional entertaining space, extensive accommodation and outstanding countryside views.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

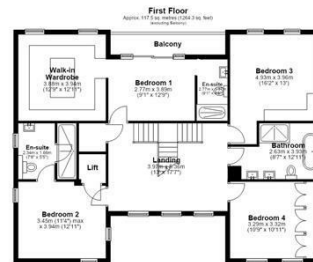
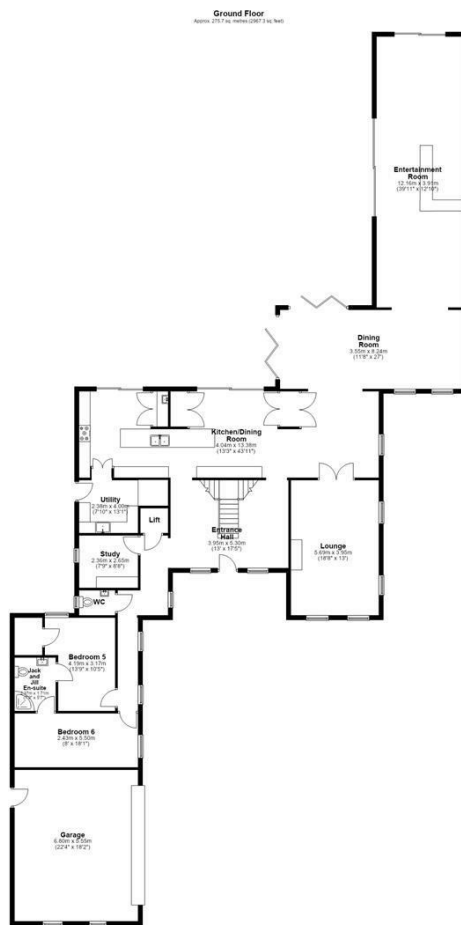
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 4231.50 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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