



## Loxley House Main Street Hatfield Woodhouse DN7 6PB

Offers Around £595,000

**FREEHOLD**

Simply stunning, Luxury FIVE bedroom, FOUR bathroom detached house. Close to M18/M62 motorway links. Stunning living/ kitchen/diner with Miele appliances. Formal Lounge. Dining room with bifold doors. Large office/study. Master bedroom suite. Tandem double garage. NO UPWARD CHAIN INVOLVED. VIEWING ESSENTIAL.



- **LUXURY FIVE BEDROOM DETACHED HOUSE** • Stunning living/kitchen/diner with Miele appliances • Lounge, Utility room, Large office/study

## INFORMATION

Loxley House was individually built for the current owner and has been meticulously designed for modern and comfortable living, with no expense spared. Beautifully presented throughout with accommodation extending to approximately 271.6 sq.m / 2,923 sq.ft, internal viewing is essential.

## SPACIOUS ENTRANCE HALL

Front bespoke arched entrance door. Feature oak spindle balustrade staircase leading to the first floor. Door off to all rooms. Tiled floor. Inset ceiling spotlights. Front facing UPVC sliding sash window.

## LOUNGE

15'2" x 12'11"

Two front facing UPVC double glazed sliding sash windows with fitted plantation shutters. Feature inglenook fireplace with limestone flagged hearth to a cast iron multi fuel burner. Karndean flooring with underfloor heating.

## DINING ROOM

20'0" x 9'6"

Rear facing five panel double glazed bifold doors. Three ceiling pendant lights. Porcelain tiled floor with underfloor heating.

## STUNNING LIVING/KITCHEN/DINING ROOM

Divided as follows;

## KITCHEN/BREAKFAST ROOM

18'1" x 13'3"

Fitted with an impressive kitchen comprising of an extensive range of contrasting finished wall and base units with bespoke Corian sculptured breakfast bar extending into a long worksurface with twin sinks, Quooker hot and cold tap and mirrored glass splashbacks. Integrated Miele steam oven, microwave and two electric ovens. Miele electric induction hob with extractor hood above. Concealed individual larder fridge and freezer. Integrated dishwasher and dual red and white wine fridge. Inset ceiling spotlights and feature undercabinet lighting. Porcelain tiled floor with underfloor heating. Door into the utility room and open access into the family/sitting area.



## FAMILY/SITTING AREA

18'1" x 11'1"

Rear facing four panel double glazed bifold doors and three double glazed skylight windows to the vaulted ceiling. Porcelain tiled floor with underfloor heating.

## UTILITY ROOM

11'5" x 5'7"

Front facing UPVC double glazed sliding sash window with fitted plantation shutters. Matching wall and base units with worksurfaces incorporating a stainless steel sink and drainer. Space and plumbing for washing machine and dryer. Porcelain tiled floor with underfloor heating. Internal door into the garage.

## OFFICE/ADDITIONAL RECEPTION ROOM

12'1" x 11'5"

Front facing UPVC double glazed sliding sash window with fitted plantation shutters. Family sized study / home office but could also be an additional sitting room or play room. Inset ceiling spotlights. LVT laminate floor with underfloor heating.

## W.C

4'8" x 3'8"

Front facing UPVC double glazed sliding sash window. Fitted with a wash hand basin and a floating w.c. Porcelain tiled floor with underfloor heating. Tiled walls.

## SPACIOUS LANDING

Large and spacious landing with feature three panel UPVC double glazed window to the front, ideal as a cosy reading nook with vaulted ceiling. Oak spindle balustrade staircase leading to the second floor. Doors off to all rooms. Inset ceiling spotlights. Underfloor heating.

## MASTER BEDROOM SUITE

18'3" x 17'3"

Two front facing UPVC double glazed sliding sash windows with fitted plantation shutters. Impressive master suite, thoughtfully laid out with concealed walk through dressing area with fitted his and hers wardrobes, drawers and dressing table. Open





- Impressive master bedroom suite • High quality fixtures and fittings • Approximately 12 years old • Two en-suite guest rooms, Family bathroom

access into the indulgent en-suite bathroom. Inset ceiling spotlights. Karndean flooring with underfloor heating.

### EN-SUITE BATHROOM

15'10" x 7'10"

Two rear facing UPVC double glazed sliding sash windows. This space has not been completed and gives the buyer the option to install their own bathroom suite and fittings. All the plumbing and fixtures are in place ready. The walls have been tiled in Porcelanosa tiles. Inset ceiling spotlights. Please refer to the floorplan which shows the current owners layout design.

### BEDROOM TWO

13'1" x 12'11"

Two front facing UPVC double glazed sliding sash windows with fitted plantation shutters. Inset ceiling spotlights. Underfloor heating.

### BEDROOM THREE

12'11" x 11'8"

Two rear facing UPVC double glazed sliding sash windows. Inset ceiling spotlights. Underfloor heating.

### FAMILY BATHROOM

10'3" x 7'10"

Rear facing UPVC double glazed sliding sash window. Fitted with a stunning four piece suite comprising of a glazed and tiled shower cubicle with mains fed shower, feature free standing bath, floating vanity wash hand basin and w.c. Fully tiled walls and floor with underfloor heating. Wall mounted LED lit vanity mirror and wall mounted cosmetics cabinet. Inset ceiling spotlights.

### SECOND FLOOR LANDING

Doors off to two en-suite bedrooms.

### BEDROOM FOUR

20'1" x 16'8"

One front and two rear facing double glazed skylight windows. Fitted with a range of built-in wardrobes and storage cupboards with matching drawers and dressing table. Inset ceiling spotlights. Radiator. Door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

8'2" x 4'8"

Front facing double glazed skylight window. Fitted with a suite comprising of a tiled shower cubicle with mains shower, floating vanity wash hand basin and concealed cistern w.c. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

### BEDROOM FIVE

18'1" x 16'8" max.

Two front and three rear facing double glazed skylight windows. Fitted with a range of built-in wardrobes and storage cupboards with matching drawers and dressing table. Inset ceiling spotlights. Radiator. Door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

8'2" x 4'6"

Front facing double glazed skylight window. Fitted with a suite comprising of a tiled shower cubicle with mains shower, floating vanity wash hand basin and concealed cistern w.c. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

### OUTSIDE

The property is nicely positioned and set back from the road with a commanding appearance. There is a a walled front boundary with wrought iron railings and a large gravelled driveway providing parking for numerous vehicles and leading to the garage. A gate to the left side gives access into the rear garden.

### TANDEM DOUBLE GARAGE

34'10" x 11'1"

Front electric roller shutter door. Electric lighting and power. Hot and cold tap. Wall mounted gas combi central heating boiler and hot water tank. Rear door leading into



- Viewing Essential to appreciate
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 271 sq.m / 2,923 sq.ft

the rear garden.

The rear garden is attractively landscaped and well planned and is perfect for entertaining with large paved seating/dining areas leading onto a large artificial lawn with established shrub beds having integrated feature spotlights and timber panelled fencing.

#### GARDEN PAVILLION

21'8" x 10'9"

Fabulous and well thought out entertaining space designed to have a multi use, perfect to house a hot tub with seating area or used as a bar/entertaining space which was the original plan. Extensive electric sockets and lighting with fuse board and feature LED ceiling lighting.

#### NO UPWARD CHAIN INVOLVED



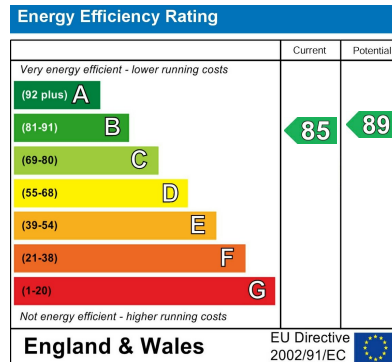
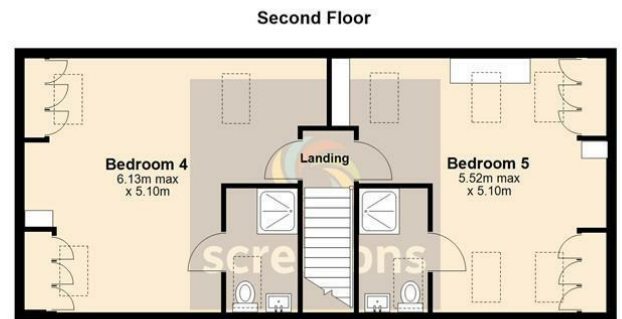




## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band F  
**Viewings** - By Appointment Only

**Tenure** - Freehold



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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