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High Road, Warmsworth, Doncaster, DN4 9LZ  
Asking Price £425,000

**85 High Road, Warmsworth, Doncaster, DN4 9LZ**

**A VERY LARGE CONTEMPORARY STYLED 3 STOREY HOUSE / FINISHED WITH A GORGEOUS HIGH QUALITY INTERIOR / STUNNING OPEN PLAN LIVING ACROSS THE GROUND FLOOR / 4 LARGE BEDROOMS / 4 BATHROOMS / LANDSCAPED REAR GARDEN / AMPLE PARKING TO THE FRONT / INTERNAL VIEWING A MUST //**

Forming part of an individual high quality build, this 3 storey, 4 double bedroom semi detached house offers something a little more bespoke. When viewed from the front it's hard to visualise the huge internal living space of over 200m<sup>2</sup>, it sort of defies logic.....but once you walk into the ground floor it all becomes apparent. Beautifully finished with a stunning open plan ground floor which epitomises modern living and includes under floor heating. A gorgeous island kitchen steals the show, with a wall of bi-folds opening onto the rear garden, a large breakfast island stands centre stage, complimented with feature pendant lighting, modern colours and a host of integrated appliances. In addition there's a long entrance hall with a ground floor wc, boiler room and a separate utility room. The first floor gives access to 3 double bedrooms, the main bedroom has a walk-in wardrobe plus an en-suite, the second bedroom also has an en-suite, plus there is a full 4 piece family bathroom. The upper floor creates a further bedroom suite with a feature sloping ceiling line, en-suite shower room plus a walk in wardrobe.....perfect for a teen looking for more independent living space. Outside, the front is approached via a gated entrance with ample parking, plus an EV charge point. The rear is beautifully landscaped, nicely enclosed perfect for entertaining. Warmsworth village enjoys excellent access to the motorway networks via the A1, a range of local shops, plus a very well regarded school. My advice, take the time to view it.....you won't be disappointed.

### **ACCOMMODATION**

A composite double glazed entrance door leads into the property's entrance hall.

### **ENTRANCE HALL**

This is all beautifully finished, it has luxury vinyl tile style flooring (LVT), inset spot lighting to the ceiling, under floor heating throughout the ground floor, a door leads into the boiler/ boot room which houses a gas fired boiler which supplies the domestic hot water and the central heating systems, Oak interior doors lead to:

### **GROUND FLOOR WC**

This has a two-piece white suite comprising of a low flush wc, wash hand basin set on to a vanity unit, pvc double glazed window, contemporary style towel rail/radiator, extractor fan, inset spot lighting to the ceiling, modern tiling to the walls and continuation of the LVT flooring.

### **LOUNGE AREA**

14'0" x 11'7" (4.27m x 3.53m)

A door from the lounge opens onto a large open plan living/ dining/ island kitchen. Measuring a total of 38'0" x 21'0"

The lounge area is situated to the front of the property, it has a pvc double glazed window to the front with fitted plantation blinds, oak style panelling to the feature wall, a central ceiling light.

### **LIVING/ DINING AREA**

12'0" x 11'0" approx (3.66m x 3.35m approx)

This provides additional seating area which has an oak staircase giving access to the first floor, inset spot lighting to the ceiling, LVT flooring which continues through into the large contemporary island kitchen.

### **ISLAND KITCHEN**

21'0" x 14'0" (6.40m x 4.27m)

This is all beautifully finished with a range of modern high and low level units, with an anthracite coloured cabinet door, a contrasting burnished copper effect work surface and a host of integrated appliances to

include; a 5 ring induction hob with matching glass splashback, an extractor hood, integrated oven, a further combination style microwave, integrated fridge and freezer and an integrated dishwasher. There is a composite sink with contemporary style mixer tap. A large breakfast island provides informal dining, with feature pendant lighting. To the far end across the length of the wall bi-fold doors open up onto the property's rear garden, creating a seamless indoor outdoor living environment. LVT flooring with underfloor heating, spot lighting and a door to an understairs storage cupboard.

### **UTILITY ROOM**

7'0" x 5'3" (2.13m x 1.60m)

Fitted with matching units, it has room for a tumble drier, washing machine etc. exterior side door.

### **FIRST FLOOR LANDING**

This has a central heating radiator, a staircase continuing to the upper floor and doors to the bedrooms and bathroom.

## **PRINCIPLE BEDROOM**

12'1" x 11'8" (3.68m x 3.56m)

This is a good sized, front facing double bedroom which has a pvc double glazed window with fitted plantation blinds, a central heating radiator and a central ceiling light. Doors lead to

## **WALK-IN WARDROBE**

This has a pvc double glazed window to the front, central heating radiator, inset ceiling light.

## **EN-SUITE SHOWER ROOM**

This is all beautifully finished with modern tiling to the walls, it is fitted with a contemporary styled white suite which includes a walk-in shower with a mains plumbed thermostatic shower including rainfall shower head, a floating style wash hand basin and matching low flush wc. There is a towel rail/radiator, a mirrored vanity cabinet, inset spot lighting, a pvc double glazed window and an extractor fan.

## **BEDROOM 2**

17'6" x 10'3" (5.33m x 3.12m)

Again, this is a spacious double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, feature panelling to one wall, 2 ceiling lights and a door into en-suite shower room.

## **EN-SUITE SHOWER ROOM**

A modern large shower room, it has a walk-in shower with rainfall shower head, a wash hand basin set onto a vanity unit and a low flush wc. There is a pvc double glazed window, modern tiling to the walls and coordinating floor tiles, a contemporary style towel rail/radiator.

## **BEDROOM 3**

14'0" x 10'3" (4.27m x 3.12m)

This double bedroom is presently displayed and used as an office, it has a pvc double glazed window to the rear, a central heating radiator, ceiling light and a deep storage cupboard which houses the pressurised hot water cylinder.

## **HOUSE BATHROOM**

Fully tiled with a light grey contrasting effect tile and

finished with a 4-piece white suite comprising of a double ended panelled bath with modern tiling, a walk-in shower with a rainfall shower head and a display niche. A wash hand basin set into a vanity unit and a low flush wc. It has inset spot lighting to the ceiling and an extractor fan.

## **SECOND FLOOR LANDING**

This has a deep built-in cupboard, and a door into bedroom 4.

## **BEDROOM 4**

12'4 x 11'2" (3.76m x 3.40m)

A large double room it has feature sloping ceilings, 3 Velux windows, tall built-in storage cupboards, a contemporary style tall radiator and a door into an en-suite shower room.

## **EN-SUITE SHOWER ROOM**

This is fitted with a white suite comprising of a shower enclosure with mains plumbed thermostatic shower including a rainfall shower head, a floating wash hand basin and a low flush wc. There is spotlighting to the ceiling and a contemporary style towel rail/radiator.

## **WALK-IN WARDROBE**

This provides ample storage space which has a central heating radiator and spot lighting to the ceiling.

## **OUTSIDE**

The property stands on an attractive plot. A gated access leads to a large drive where there is ample parking to the front with an EV charge point laid-on. A gate to the side gives pedestrian access into the property's rear garden.

## **REAR GARDEN**

A pretty garden, it is all enclosed with concrete posts and timber fencing to the perimeters, a paved patio and sitting area extends across the rear elevation and side and therefore provides further additional space for a timber shed. There is low maintenance artificial lawn, ornamental borders stocked with a variety of shrubs and plants.

## **AGENTS NOTES:**

TENURE - Freehold

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, installed as new in 2023

HEATING - Gas central heating, the ground has underfloor heating and conventional radiators on the upper floors. Age of boiler 2023

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

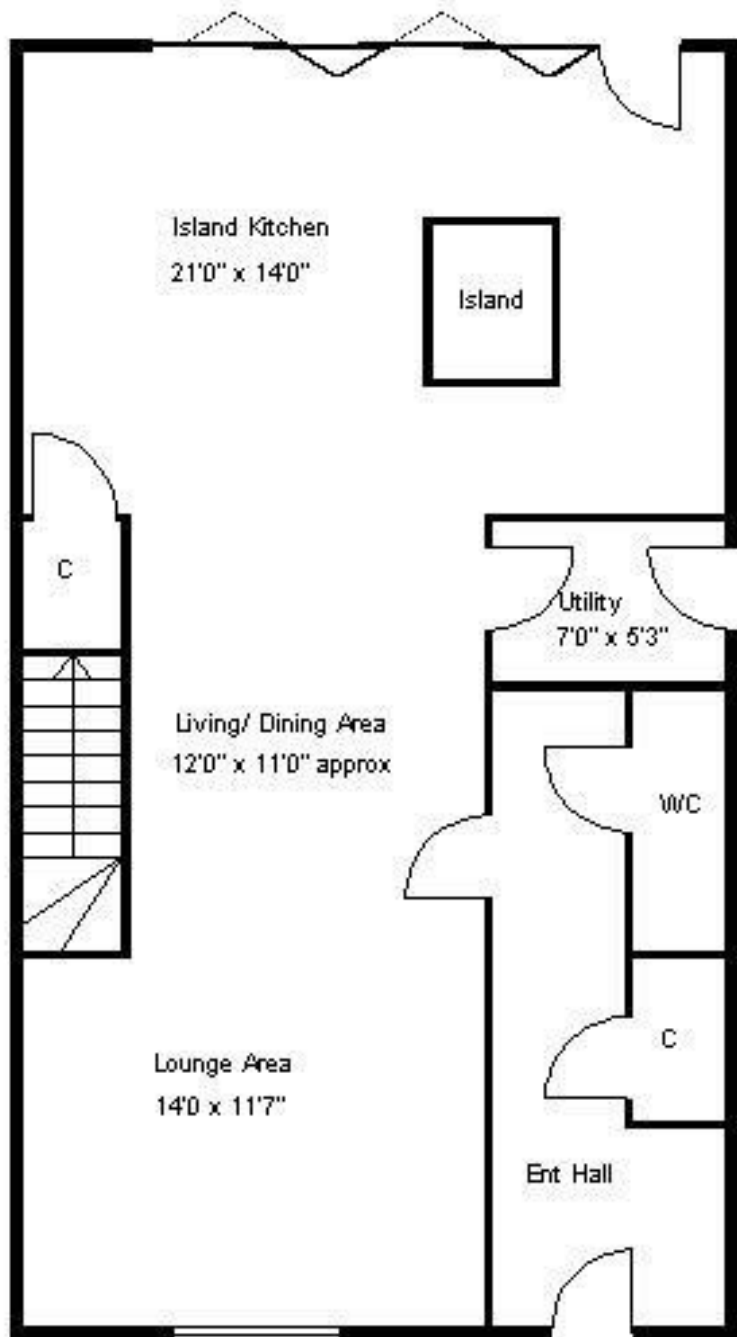
VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

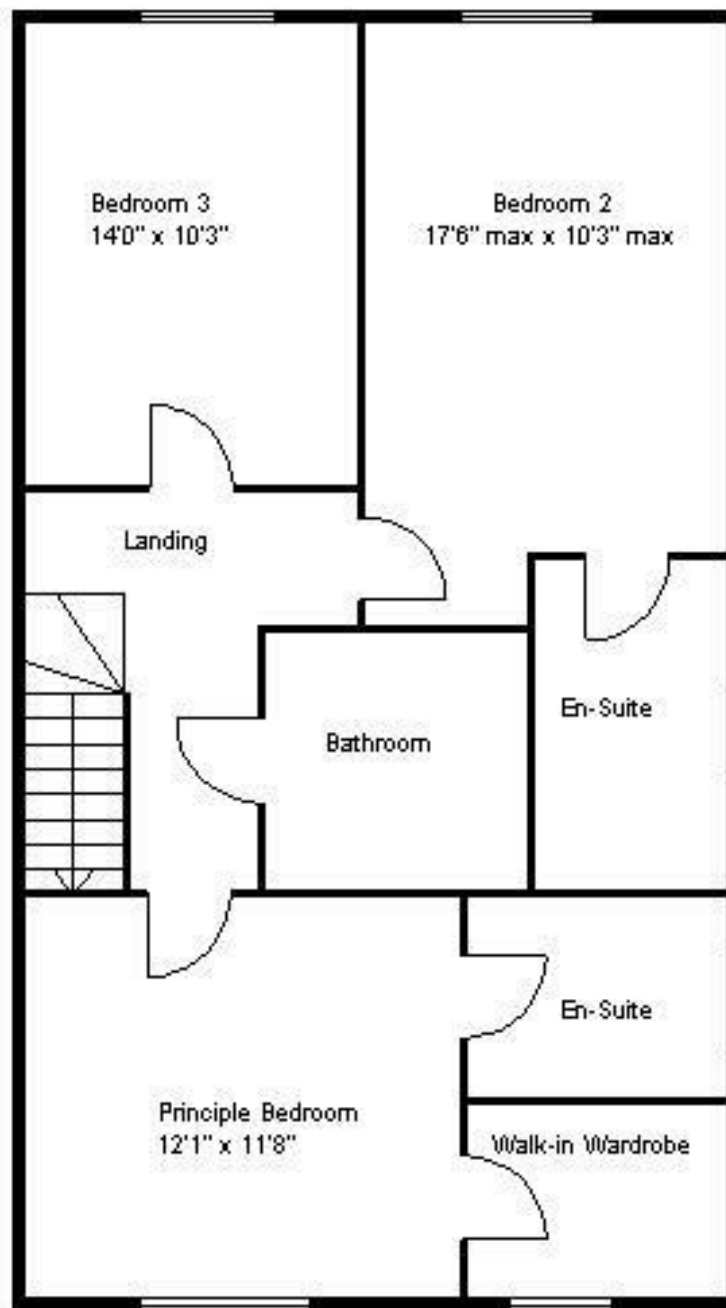
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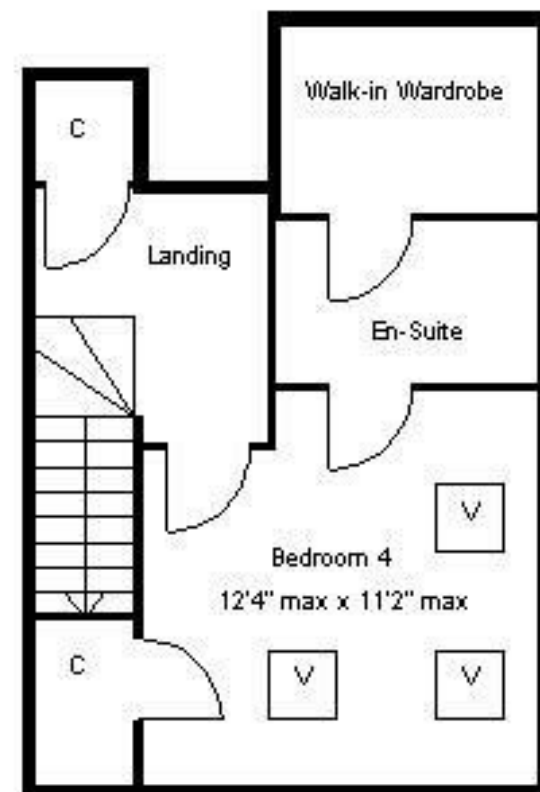
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Second Floor







telephone : 01302 760322  
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