



WYNDWAYS PINFOLD LANE DONCASTER, DN10 5BU

£700,000
FREEHOLD

A STUNNING, EXTENDED AND BESPOKE-REDESIGNED THREE-BEDROOM DETACHED FAMILY HOME, COMPLETELY RENOVATED AND BEAUTIFULLY PRESENTED THROUGHOUT, OCCUPYING AN IMPRESSIVE PLOT WITH FAR-REACHING COUNTRYSIDE VIEWS.

Having undergone an extensive programme of renovation, extension and redesign by the current vendors, this exceptional home is presented in genuinely turnkey condition, combining high-quality contemporary finishes with thoughtful design and effortless modern family living. At the heart of the property is a magnificent open-plan kitchen, living and dining space, centred around a bespoke handmade kitchen with quartz work surfaces and a substantial central island. A vaulted ceiling with exposed beams, Velux windows and expansive bi-folding doors create a superb sense of light and space, while opening directly onto the extensive landscaped gardens and entertaining terraces.

The accommodation further comprises three generous double bedrooms, each benefiting from its own en-suite facilities, with the impressive principal bedroom also enjoying a walk-in dressing

 FINE & COUNTRY

WYNDWAYS PINFOLD LANE

• * Stunning extended three-bedroom detached home • *

Beautifully redesigned and presented throughout • * Magnificent open-plan kitchen, living & dining space • * Bespoke handmade kitchen with quartz worktops • * Vaulted ceiling with exposed beams & Velux windows • * Three generous double bedrooms, all en-suite • * Principal bedroom with walk-in dressing room • * Extensive landscaped gardens with countryside views • * Gated access & substantial driveway parking • * Detached garage, three workshops & converted gym



LOCATION

Wyndways enjoys a peaceful semi-rural position on Pinfold Lane in the sought-after village of Harwell, surrounded by attractive open countryside. The property is ideally placed for access to the nearby towns of Bawtry, Retford, Worksop and Doncaster, offering a wide range of shops, schools, restaurants and amenities. Excellent road links provide easy access to the A1(M) and wider regional centres, making the location ideal for both family life and commuting.

PORCH

A stylish front-facing composite entrance door opens into the enclosed porch, providing an elegant introduction to this exceptional home. A further door leads through into the impressive entrance hallway.

ENTRANCE HALLWAY

The generous entrance hallway immediately sets the tone for this beautifully appointed property, featuring luxurious stone-effect tiled flooring with underfloor heating and quality internal doors throughout. A loft access hatch with fitted loft ladder and lighting provides access to the partly boarded loft space, offering excellent additional storage potential.

The hallway provides access to the magnificent open-plan kitchen, living and dining space, three well-proportioned bedrooms, separate WC and versatile snug.

OPEN PLAN KITCHEN LIVING DINING ROOM

At the heart of the home is this truly impressive open-plan living environment, thoughtfully designed to provide an exceptional combination of style, practicality and entertaining space.

The bespoke handmade kitchen forms a stunning centrepiece, featuring beautifully crafted solid wood wall and base cabinetry complemented by luxurious quartz work surfaces. A comprehensive range of integrated appliances includes two fan-assisted double ovens, a six-ring induction hob and electric extractor.

A substantial central island creates an impressive focal point and incorporates a ceramic sink with kettle tap, integrated dishwasher and breakfast bar, perfect for informal dining and socialising. There is also space for an American-style fridge freezer, which is included within the sale.

The dining and living areas are equally impressive, enhanced by a dramatic vaulted ceiling with exposed beams and three Velux roof windows, flooding the room with natural light.

Luxury stone tiled flooring with underfloor heating flows seamlessly throughout the kitchen, dining and living areas, creating a cohesive and contemporary finish.

The living area features stylish UPVC double-glazed bi-folding doors opening directly onto the extensive porcelain-paved garden terrace, creating an effortless connection between the indoor and outdoor entertaining spaces. A striking lantern ceiling, recessed downlighting and wall lighting further enhance the sophisticated ambience. A door provides access to the utility room.

UTILITY

A generous and highly practical utility room, fitted with further bespoke handmade cabinetry and complementary solid wood work surfaces incorporating a ceramic sink with mixer tap.

There is space and plumbing for freestanding appliances, including a washing machine and tumble dryer. The room also houses the oil central heating boiler and benefits from recessed ceiling lighting and a natural stone floor, again under heated.

A side-facing UPVC double-glazed entrance door provides direct access to the garden, while a front-facing UPVC double-glazed window provides natural light.

SNUG

A versatile and beautifully proportioned room, ideally suited as a snug, home office, reading room or additional reception space.

The room features a front-facing UPVC double-glazed window, central heating radiator and recessed ceiling lighting.

CLOAKROOM

A stylish contemporary cloakroom comprising a low-flush WC and vanity wash hand basin.

The room has been finished with luxurious marble wall tiling, complementary stone-effect tiled flooring with underfloor heating, chrome heated towel radiator, recessed ceiling lighting and an electric extractor fan.

PRINCIPLE BEDROOM

A particularly impressive principal bedroom suite, featuring a vaulted ceiling and an abundance of natural light from two side-facing UPVC double-glazed windows.

Rear-facing UPVC double-glazed French doors open directly onto the paved garden terrace, providing a wonderful connection to the gardens and surrounding countryside.

The room benefits from a central heating radiator and access to a dedicated walk-in dressing room and luxurious en-suite shower room.

WALK IN WARDROBE

A superbly appointed dressing room with an excellent range of fitted storage, including hanging rails and shelving, together with a stylish gold-effect heated towel radiator.

A further door leads directly into the en-suite shower room.

PRINCIPLE EN-SUITE BATHROOM

A luxurious and contemporary en-suite bathroom comprising a panel bath, generous walk-in shower enclosure with rainfall waterfall shower and separate shower attachment, wall-hung vanity wash hand basin and low-flush WC.

The room has been finished to an exceptional standard with luxurious marble tiling to the walls and floor, with underfloor heating beneath. Further features include a stylish heated towel radiator, recessed ceiling lighting, side-facing obscure UPVC double-glazed window and electric extractor fan.

BEDROOM TWO

An outstanding second double bedroom, enhanced by its own dedicated dressing area and bespoke fitted wardrobes.

The bedroom features a rear-facing UPVC double-glazed window, central heating radiator, recessed ceiling lighting and a private en-suite shower room.

EN-SUITE SHOWER ROOM BEDROOM TWO

A contemporary en-suite featuring a generous double walk-in shower enclosure with rainfall waterfall shower and separate shower attachment, vanity wash hand basin and low-flush WC.

The room is partly tiled to the walls and benefits from tiled flooring with underfloor heating, chrome heated towel radiator, recessed ceiling lighting, electric extractor fan and rear-facing obscure UPVC double-glazed window.

BEDROOM THREE

A beautifully proportioned third double bedroom with front and side-facing UPVC double-glazed windows, allowing an abundance of natural light to fill the room.

The bedroom features a central heating radiator, recessed ceiling lighting and a stylish run of modern high-gloss fitted wardrobes.

A door provides access to the private en-suite shower room.

EN-SUITE SHOWER ROOM BEDROOM THREE

A further luxurious en-suite comprising a generous double walk-in shower with rainfall waterfall shower and separate shower attachment, wall-hung vanity wash hand basin and low-flush WC.

The room has been finished with luxury wall and floor tiling, with underfloor heating, together with a chrome heated towel radiator, recessed ceiling lighting, electric extractor fan and two side-facing obscure UPVC double-glazed windows.

OUTSIDE

The extensive and beautifully landscaped gardens are a particular feature of this exceptional property, extending around three sides to create a wonderful level of privacy and an impressive selection of outdoor

entertaining and leisure spaces.

Front Garden & Driveway

The property is approached via impressive manual double timber gates which open onto a substantial pebble driveway, providing extensive off-road parking.

The front garden is predominantly laid to lawn with beautifully stocked mature borders, creating an attractive and established approach.

A detached summer house has been thoughtfully converted into a gym, complete with power, providing an excellent dedicated leisure or home-working facility.

There is also a detached garage featuring an electric roller door, power and lighting, together with three useful brick-built workshops and an external WC.

Side Garden

To the side of the property is a substantial block-paved seating terrace, further lawned garden and access through to the rear gardens.

Rear Garden & Countryside Views

The rear garden is a truly outstanding feature, offering an exceptionally generous and private outdoor space together with far-reaching and picturesque countryside views.

An extensive porcelain-paved terrace provides a superb setting for outdoor dining, entertaining and relaxation, with steps leading down to the beautifully established lawn.

Mature shrubs, trees and well-stocked borders provide colour, structure and privacy, while a garden shed offers useful additional storage.

A porcelain pathway leads through to a further enclosed lawn and artificial lawn, complemented by low-maintenance pebble borders.

The gardens are exceptionally well equipped for outdoor living, with external lighting, water tap and power points.

AGENTS NOTE

The current vendors have undertaken a comprehensive programme of extension, renovation and redesign, creating a highly individual and beautifully presented contemporary family home.

The works have included a complete rewire and replumbing, reroofed including new tiles and roof felt, installation of new UPVC double-glazed windows, the creation of a bespoke handmade kitchen and the addition of luxurious en-suite facilities.

The result is a sophisticated and thoughtfully designed home which successfully combines generous proportions and character with contemporary finishes, modern-day practicality and an exceptional standard of presentation.

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ADDITIONAL INFORMATION

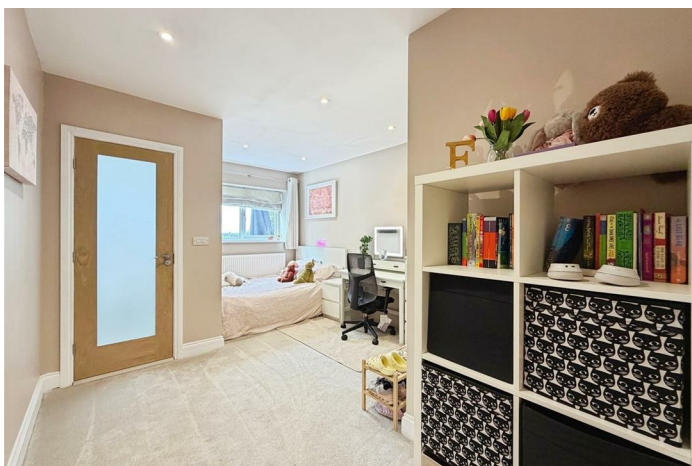
Local Authority – Doncaster

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2134.10 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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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