



**Moss Road, Moss Doncaster**

**welcome to**

## **Moss Road, Moss Doncaster**

A stunning and versatile five bedroom family home set on the outskirts of an accessible village. The property offers three reception rooms including an orangery with air conditioning/heater, underfloor heating to majority of the ground floor and a double garage. Available with no onward chain!



## Front Entrance Porch

With two front facing upvc double glazed windows, a double glazed upvc door, tiled flooring and underfloor heating.

## Entrance Hall

With stairs which rise to the first floor, understairs storage, underfloor heating and all ground floor accessed by oak doors.

## Breakfast Kitchen

Fitted with a range of wall and base units with coordinating granite work surfaces housing the 1½ bowl sink with mixer tap. The kitchen has integrated Neff appliances including an electric oven with warming drawer, a five ring induction hob with extractor above, microwave, a second oven, dishwasher and fridge. Featuring a walk-in larder, a heated towel radiator, tiled flooring with underfloor heating, two front facing upvc double glazed windows, a side facing upvc double glazed window and spotlights

## Utility Room

Fitted with base units with work granite surfaces housing the sink with mixer tap. There is an integrated fridge-freezer, an additional integrated freezer, tiled flooring with underfloor heating, a side facing double glazed window and a upvc double glazed door giving access to the rear porch.

## Rear Porch

Includes further wall and base units with work surface beneath which is plumbing for a washing machine. There is tiled flooring, rear and side facing upvc double glazed doors providing additional access to rear garden and driveway.

## Lounge

With a front facing upvc double glazed window with scenic views over open fields, an electric coal effect fire with marble effect hearth, wall lights and underfloor heating. There are French doors which give access to the orangery and double doors through to the reading/play room.

## Reading / Play Room

With a rear facing upvc double glazed window, underfloor heating and French doors which provide further access to the orangery.



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## Orangery

A stunning spacious reception room with a vaulted roof, front and rear facing upvc double glazed windows, a side facing upvc double glazed door and bifolding doors which open to garden. There is fitted blinds to the roof, windows and doors, spotlights, an air conditioning/heater and two oil fired central heating radiators.

## Bedroom 4 / Dining Room

With a rear facing upvc double glazed window, a walk-in storage cupboard and underfloor heating.

## Bedroom 5 / Study

With a rear facing upvc double glazed window, spotlights and underfloor heating.

## Wet Room

Fitted with a low flush WC, a wash hand basin and wet area with shower. There is a rear facing obscure double glazed window, a mirrored wall cabinet, underfloor heating, spotlights and tiling to the walls and floor.

## First Floor Landing

A spacious landing with oil fired central heating radiator and a rear facing double glazed dorma window.

## Bedroom One

A generously proportioned master bedroom with a front facing upvc double glazed dorma window with scenic elevated views over open fields and a velux double glazed window to the rear. There is an oil fired central heating radiator, spotlights to the ceiling, wall light, useful storage within the eaves and a range of fitted storage including wardrobes and drawers

## En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with storage beneath and a walk-in shower. There is tiling to the walls and floor, a side facing obscure upvc double glazed window, a heated towel rail, useful eave storage, a central heating radiator and downlights to the ceiling.

## Bedroom Two

With a front facing upvc double glazed dorma window with scenic elevated views over open fields, an oil fired central heating radiator, wall light, eaves storage, spotlights to the ceiling and access to Jack and Jill bathroom.

## Bedroom Three

With a rear facing double glazed velux window, spotlights, an oil fired central heating radiator and access to Jack and Jill bathroom.

## Jack And Jill Bathroom

Connects Bedroom 2 and Bedroom 3. Fitted with a low flush WC, a wash hand basin with mixer tap and storage beneath and a bath with electric shower over and screen. There is tiling to the walls and floor, a side facing upvc double glazed window, an oil fired heated towel rail, spotlights and fitted sliding eaves storage.

## Outside

Access & Parking - Electric gates with intercom system lead to a gravel driveway providing ample off street parking and turning space for multiple vehicles.

Gardens & Patios - Landscaped gardens with a generous feature terrace, Indian stone patios, built-in BBQ area, summerhouse, and a decorative water feature, providing the perfect setting for entertaining and outdoor living.

Additional Land - Approx. 1.09 acres via the vendors information

Outlooked from the house, the separate title land is currently maintained as a wildflower meadow with a generous pond. This green belt land could be utilised for grazing, horticulture, or other purposes, subject to planning consent and is available for sale by separate negotiation.

## Double Garage

An electric remote controlled double garage with twin front and rear facing upvc double glazed windows, personnel door, power, lighting and hot/cold water. The garage houses the oil boiler and vendor owned solar panel controls.

Occasional Garage loft space - First floor room above the garage, currently used as a games room, with two velux double glazed windows and an oil fired central heating radiator, offering flexible storage or additional living space.

## Additional Information

Vendor owned solar panels with feed-in tariff.

There is underfloor heating to the ground floor (excluding rear Porch and orangery), oil fired central heating to all first floor rooms, ensuring modern comfort and energy efficiency throughout the home.



welcome to

## Moss Road, Moss Doncaster

- GATED, BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS INCLUDING ORANGERY WITH AIR CONDITIONING/HEATER
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR (EXCLUDING THE REAR PORCH AND ORANGERY)
- TWO EN-SUITE BATHROOMS AND GROUND FLOOR WET ROOM
- ELECTRIC REMOTE CONTROLLED DOUBLE GARAGE AND ELECTRIC GATES

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in the region of

**£475,000**



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