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Ravens Walk, Conisbrough, Doncaster £359,995

## 14 Ravens Walk, Conisbrough, Doncaster, DN12 3QD

### **LARGE 4 BEDROOM DETACHED HOUSE/ OPEN PLAN DESIGNER ISLAND KITCHEN / GARDEN ROOM / REMODELLED BATHROOMS / SOUTH FACING REAR GARDEN / DOUBLE GARAGE / VIEWING ESSENTIAL //**

This attractive looking 4 bedroom detached house enjoys a lovely position on this popular road on the fringe of Conisbrough village. Upgraded to a very high standard by the present owners and therefore an internal viewing is highly recommended. It has a gas central heating system via a combi boiler, pvc double glazing and comprises: Entrance hall, ground floor wc, attractive open lounge into a rear facing garden room, stunning large open plan island kitchen, fully fitted with high quality cabinets and a long list of appliances, utility room, first floor landing, 4 bedrooms, en-suite shower room and a house bathroom both upgraded, plus a bonus space over the garage boarded out, velux windows added and used as a play space. Attractive gardens, South facing rear, double garage with electric door and ample gated parking. Great location with access to local amenities, shops schools etc, plus access to the A1 and motorway networks. VIEWERS WILL NOT BE DISAPPOINTED.

#### **ENTRANCE HALL**

This has a staircase leading to the first floor accommodation with built in under stairs storage, modern laminate flooring, a central ceiling pendant light, a smoke alarm and a central heating radiator concealed behind a radiator grille. An oak interior door leads into the ground floor cloaks W/C/

#### **GROUND FLOOR CLOAKS W/C**

Fitted with a modern two piece white suite comprising of a low flush W/C, a wash hand basin, an extractor fan and a central heating radiator.

#### **LOUNGE**

21'7" into bay x 11'3" (6.58m into bay x 3.43m)  
A part glazed door leads into the lounge. An attractive front facing reception room, it has a deep PVC double glazed bay window to the front, a central heating radiator, a central ceiling light, modern laminate flooring and an opening which continues into a beautiful garden room.

#### **GARDEN ROOM**

12'3" x 9'3" (3.73m x 2.82m)

This has a solid roof, PVC double glazing including

PVC double glazed double opening doors which lead out into the rear garden, laminate flooring, electric radiator heating, inset spotlighting to the ceiling and two double glazed velux windows.

#### **OPEN PLAN DINING 'ISLAND' KITCHEN**

22'6" x 10'9" (6.86m x 3.28m)

This is probably better demonstrated by the floorplan and photographs, all beautifully finished with a range of German Rempp kitchen cabinets finished with contrasting handleless white and grey high gloss doors and a Corian work surface. There is a central cooking island which includes a 4 ring induction hob with an extractor hood above and Corian moulded sink with with a boiling hot water tap over. The island extends to provide info formal dining. Integrated appliances include a full height fridge and full height freezer, a conventional fan assisted electric oven and a combination microwave and steam oven above plus an integrated dishwasher. There are two sets of PVC double glazed double opening doors which lead out onto the property's rear garden, modern laminate flooring, a contemporary style radiator, feature lighting, inset spotlighting to the ceiling, feature back lit slate tiled walls and an oak door leading into the utility room.

#### **UTILITY ROOM**

This is fitted with a range of base and wall units finished with a work surface over and a single drainer stainless steel sink unit with a rinse style mixer tap. There is a PVC double glazed exterior door, plumbing for an automatic washing machine, room for a tumble dryer, a central heating radiator and a central ceiling light. A door from here continues into the double garage.

#### **FIRST FLOOR LANDING**

There is a PVC double glazed window to the front, an access point into the loft space, a central heating radiator, a central ceiling pendant light and oak interior doors leading to the bedrooms and bathroom.

#### **BEDROOM 1**

12'6" max x 11'6" (3.81m max x 3.51m)

A large double bedroom, it has a broad PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, a central ceiling pendant light and laminate flooring. A door from here leads into the en suite shower room.

## EN SUITE SHOWER ROOM

This has all been beautifully remodeled and includes a floating wash hand basin and a matching low flush W/C, a large shower with a rainfall style shower head and hand rinse. There are ornate illuminating display niches, matching wall mirror, a contemporary towel rail/radiator, inset spotlighting to a waterproof ceiling, tiling to the walls and coordinating floor tiles.

## BEDROOM 2

10'9" x 10'9" (3.28m x 3.28m)

A good sized second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and fitted wardrobes.

## BEDROOM 3

10'9" x 7'0" (3.28m x 2.13m)

A good sized third bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, laminate flooring and a central ceiling light.

## BEDROOM 4

11'2" x 6'10" (3.40m x 2.08m)

A comfortable single bedroom however it is currently used as a walk in wardrobe with custom built cabinets, storage etc, a central heating radiator, a PVC double glazed window and a central ceiling light.

## PLAY ROOM

21'3" max x 10'10" to eaves (6.48m max x 3.30m to eaves)

This has been made over the top of the double garage, it has sloping ceiling lines which reduces usable floor space therefore perfect for a playroom. There are 2 double glazed velux windows to the side, built in furniture, inset spotlighting and two central heating radiators.

## HOUSE BATHROOM

Beautifully finished with a contemporary style free standing bath with a mixer shower and tap, a floating wash hand basin, a floating low flush W/C, modern tiling to the four walls including coordinating floor tile, a contemporary style towel rail/ radiator, a PVC double

glazed window, inset spotlighting to a waterproof ceiling and an extractor fan.

## OUTSIDE

The property is approached via a gated entrance with two imposing brick pillars and leads onto a block paved driveway providing car standing for several vehicles and in turn leads to the attached double garage. With ornamental flower beds and borders and a small lawn.

## DOUBLE GARAGE

16'9" x 16'4" (5.11m x 4.98m)

This has an electric remote up and over door and power and light laid on. a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, plumbing for a tumble dryer, cabinets, work surfaces and a PVC double glazed window.

## REAR GARDEN

To the rear there is a Southerly facing garden, this has concrete posts and timber fencing to the perimeters, a paved patio and sitting area extends across the rear elevation and leads to a wide lawned area.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band E.

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

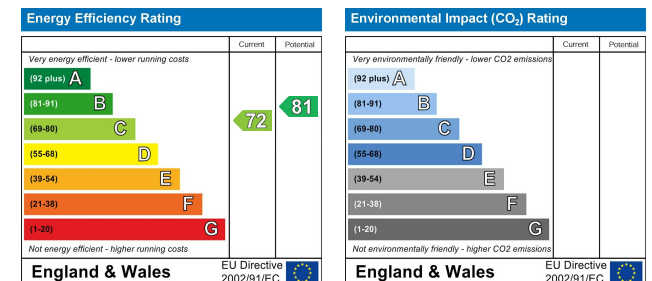
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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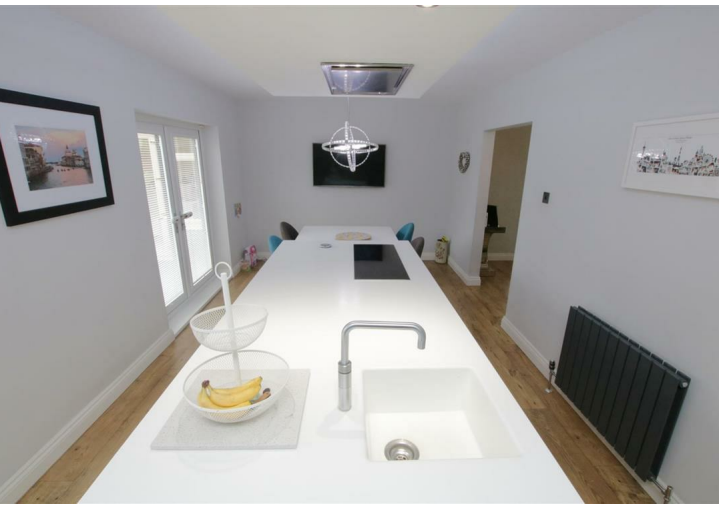
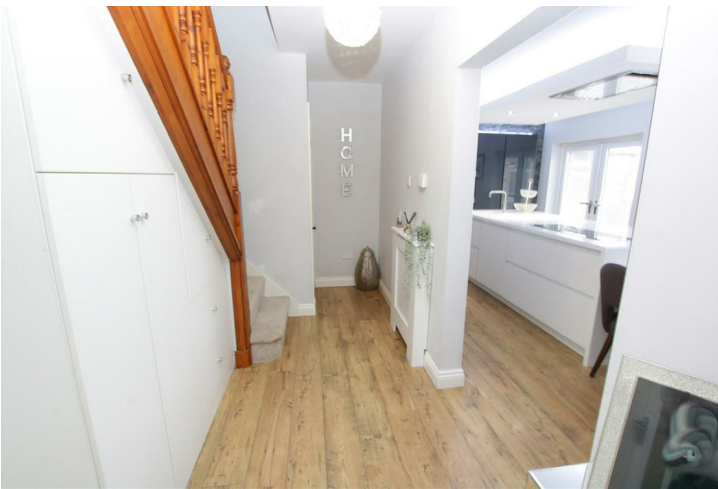
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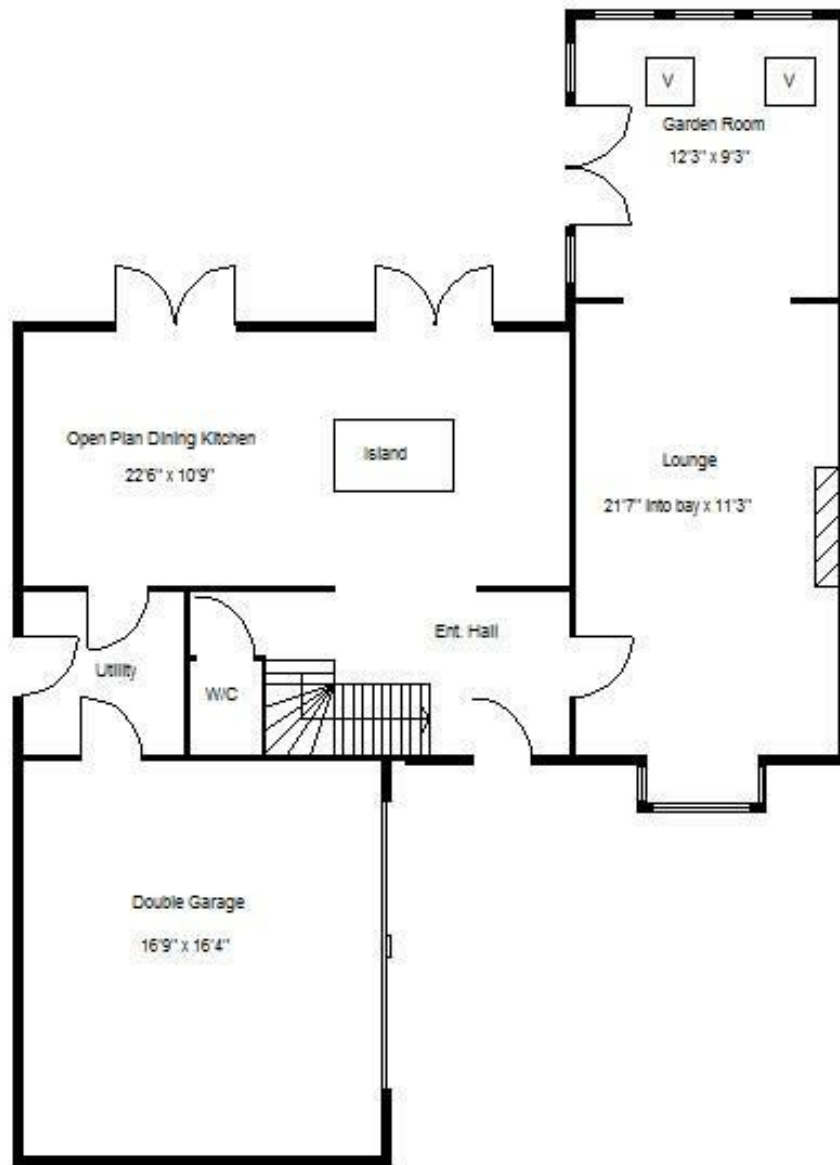
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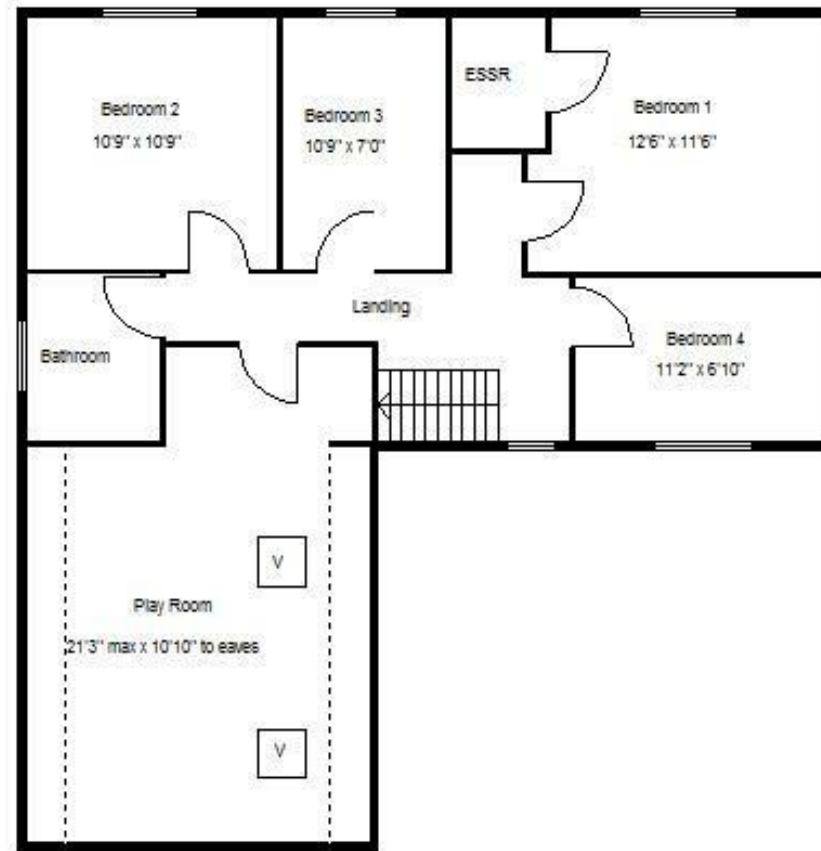








Ground Floor



First Floor

