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Badgers Holt, Branton, Doncaster
Guide Price £535,000 - £550,000

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5 BEDROOM/ 3 BATH HIGH SPECIFICATION DETACHED HOUSE / STUNNING BACKDROP / SOUTH WESTERLY FACING REAR GARDEN WITH COMPOSITE LEISURE BUILDING / BEAUTIFULLY PRESENTED THROUGHOUT / MODERN OPEN PLAN LIVING/ DINING/ KITCHEN WITH BI-FOLDS / PRINCIPAL BEDROOM SUITE WITH EN SUITE SHOWER ROOM / VIEWING ESSENTIAL //

Superb fringe position on this sought after development, a 5 DOUBLE BEDROOM DETACHED HOUSE with an open back drop over horse paddock and the wildlife park. South facing rear garden having a composite garden building presently used as 'The Snag's Head', could easily be used as a home office or a gym. The contemporary living space is laid out over 3 floors and has a gas central heating system, PVC double glazing and briefly comprises: Entrance hall, modern cloaks wc, rear facing lounge with media wall and double doors onto the rear garden, separate dining/ family room, modern open plan living/ dining/ kitchen with peninsula breakfast bar and integrated appliances plus a separate utility room. On the first floor there are 3 large bedrooms including the principal bedroom suite with a dressing room and an en suite shower room. On the top floor, there are 2 further double bedrooms and a modern house bathroom. Outside are beautiful landscaped gardens, the rear enjoys a southerly aspect and a view towards the wildlife park. Ample parking and a detached double brick garage. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION

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

ENTRANCE HALL

This is all smartly finished and sets the theme for the remainder of the property. There is a staircase with a stainless steel spindled banister rail giving access to the first floor and an oak interior doors leading to;

MODERN WC

Fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin. There is tiled flooring, a central heating radiator, a central ceiling light and an extractor fan.

LOUNGE

14'10" x 11'0" (4.52m x 3.35m)

A beautiful rear facing reception room, it has 2 PVC double glazed double opening doors which lead out onto the property's rear garden, a feature media wall with recesses for a TV, sound bar and a contemporary style electric fire with illuminating displays, 2 central heating radiators and 2 central ceiling lights.

DINING/ FAMILY ROOM

12'1" into bay x 11'0" (3.68m into bay x 3.35m)

A beautiful separate reception room, it has a PVC

double glazed bay window to the front, a central heating radiator and a central ceiling light.

OPEN PLAN LIVING/ DINING/ KITCHEN

28'9" x 10'10" max (8.76m x 3.30m max)

This is probably better demonstrated by the floorplan and photographs, it is all smartly fitted with a range of modern high and low level units finished with a 'Dove Grey' coloured cabinet door with a contrasting work surface over. The work surface returns to provide a peninsula island breakfast area. A host of integrated appliances include a four ring gas hob with a glass splashback and matching extractor hood, integrated double oven and grill, fridge freezer and dishwasher. Single drainer stainless steel sink unit with a mixer tap, ceramic tiling to the floor, a PVC double glazed bay window to the front and a further PVC double glazed window to the side plus feature bi-folds which open out and give access onto a beautiful landscaped garden with an open aspect beyond. There is inset spotlighting to the ceiling, feature lighting plus a gas fired boiler which supplies domestic hot water and central heating systems.

UTILITY ROOM

Again, all smartly finished with coordinating units, there is a single drainer stainless steel sink unit, tiled flooring,

a double glazed door, central ceiling light and a central heating radiator plus an integrated washing machine and tumble dryer.

FIRST FLOOR LANDING

With a deep built in cylinder cupboard which houses a pressurised hot water cylinder with linen storage, a central ceiling light, a PVC double glazed window to the front, a smoke alarm and doors to the bedrooms and bathroom.

PRINCIPAL BEDROOM SUITE

11'8" x 11'1" (3.56m x 3.38m)

A beautiful double bedroom, it has feature panelling to one wall, a PVC double glazed window, a central heating radiator, a central ceiling light and a broad opening leading through to a fitted dressing room.

SEPARATE DRESSING ROOM

With fitted wardrobes, matching drawer units, a central heating radiator and a central ceiling light. A door from here leads into the en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a large shower enclosure with a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C. There is ceramic tiling to the bathing and splashback areas, feature walling within the shower, a

tiled floor covering, a heated towel rail/ radiator and inset spotlighting to the ceiling.

BEDROOM 3

12'10" x 10'10" (3.91m x 3.30m)

A lovely double bedroom which has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 4

11'10" x 10'10" (3.61m x 3.30m)

A double sized bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and panelling to the feature wall.

BATHROOM

Fitted with a modern white suite that comprises of a panelled bath with a shower over including a glazed shower screen, a floating wash hand basin and a low flush W/C. There is tiling to the bathing and splashback areas, coordinating floor tiles, a heated towel rail/ radiator, an extractor fan. inset spotlighting to the ceiling and a PVC double glazed window.

SECOND FLOOR LANDING

There is an access point into the loft space, 2 deep built in storage cupboards and doors to the top floor accommodation.

BEDROOM 2

20'10" into bay x 10'9" (6.35m into bay x 3.28m)

A very large second double bedroom, it has a PVC double glazed window to the front and a double glazed velux window to the rear. There are 2 central heating radiators and a central ceiling light.

BEDROOM 5

13'2" into bay x 11'2" (4.01m into bay x 3.40m)

Currently used as an office room, this has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern suite comprising of a panelled bath, a floating wash hand basin and a low flush W/C. There is tiling including feature wall tiles, an extractor fan, inset spotlighting to the ceiling and a double glazed velux window.

OUTSIDE

To the front, is an attractive garden, with a double width driveway which provides car standing for 2 cars side by side and in turn leads to a double detached brick garage.

DETACHED DOUBLE GARAGE

18'2" x 17'0" (5.54m x 5.18m)

With two separate up and over doors, power and light laid on and a further personnel door to the side elevation.

REAR GARDEN

To the rear of the property, there is a beautiful landscaped South Westerly facing rear garden, with a gorgeous open outlook over horse paddocks towards the wildlife centre. Horses often walk up to the rear fence.....Within the garden there is a large composite leisure building which has PVC double glazing, power and light laid on and is currently the 'Snag's Head', fully kitted as a working bar however this could easily be used as a home office/gym etc.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as built in 20??

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

COUNCIL TAX - Band F.

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, 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.

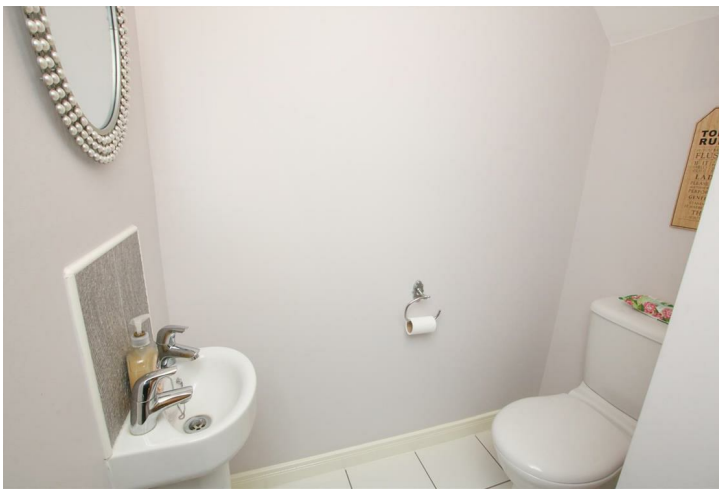
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OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

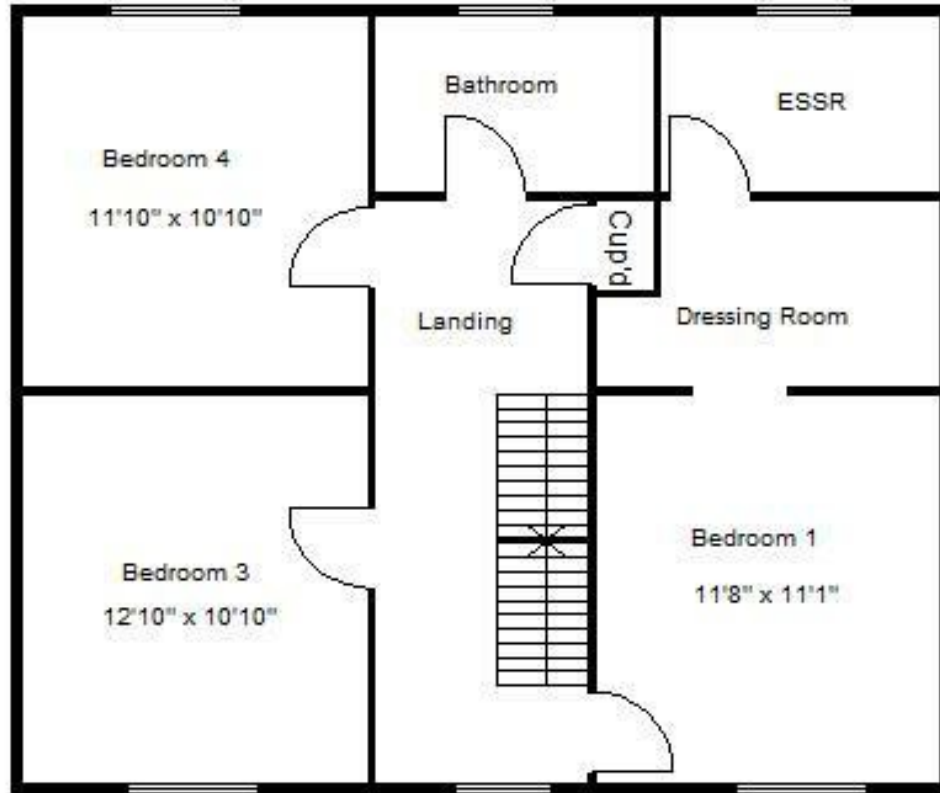
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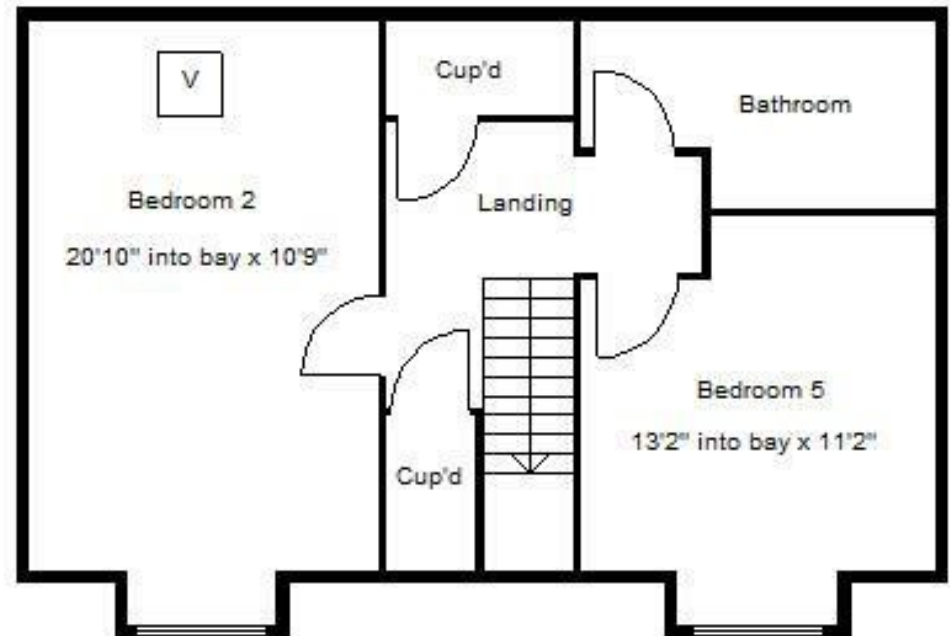




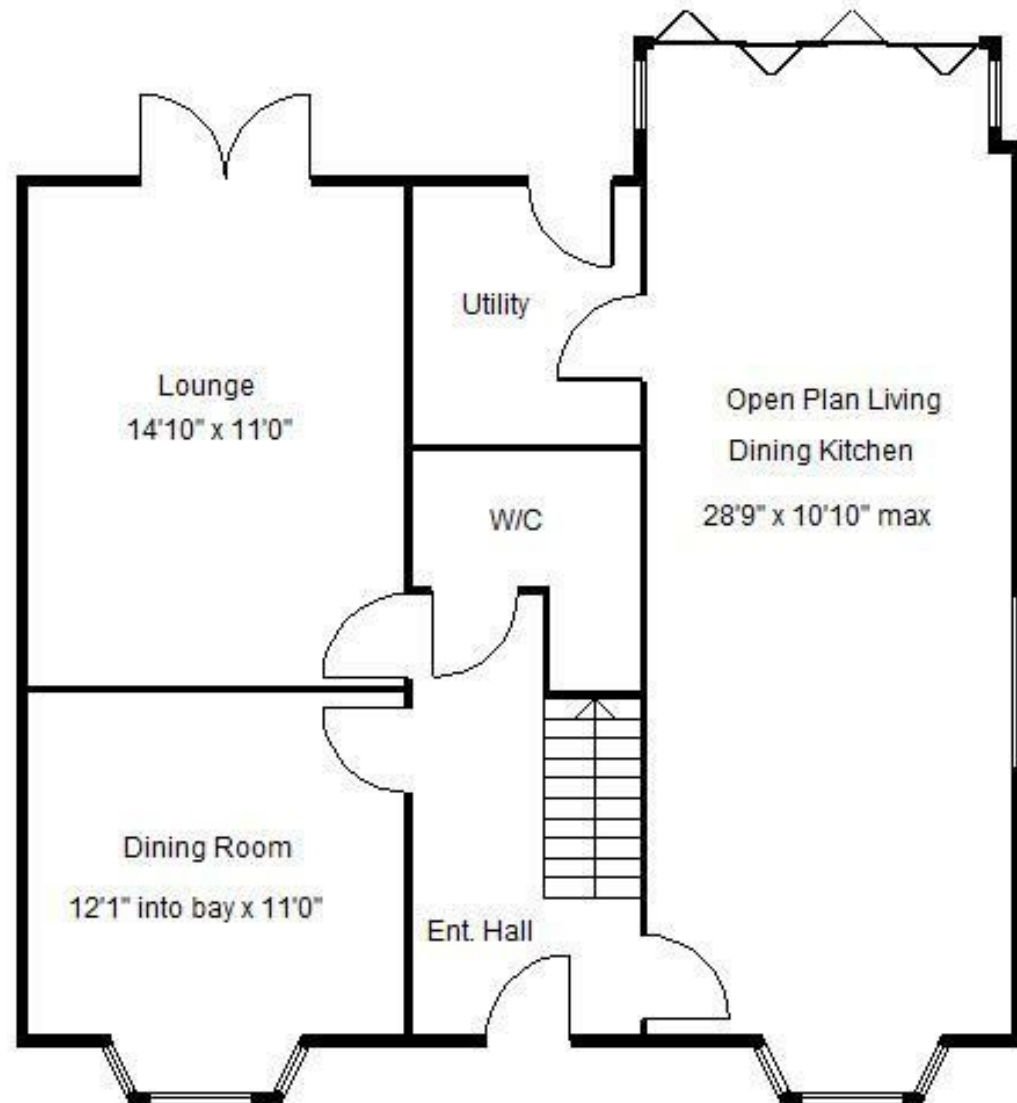
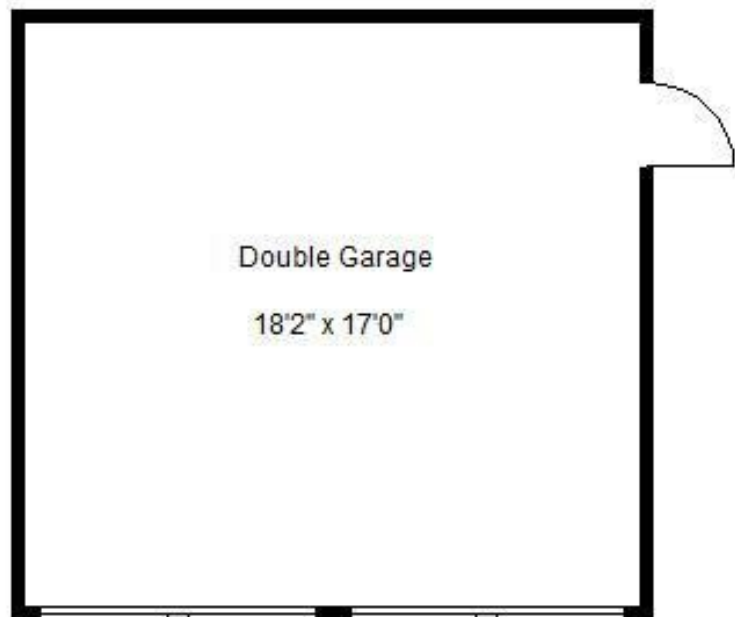
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor



Second Floor



Ground Floor

