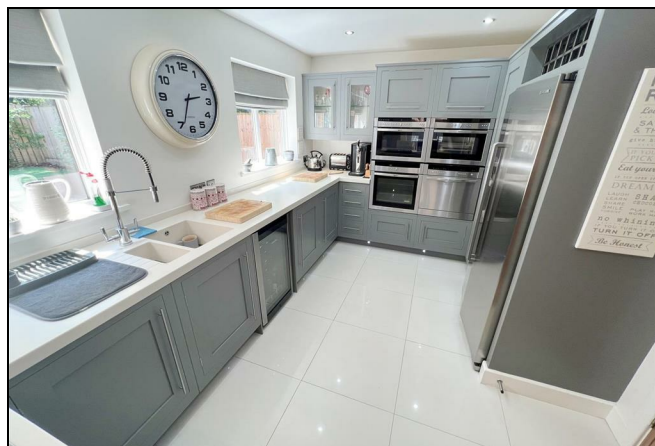


horton knights of doncaster

33 Mulberry Way, Armthorpe, Doncaster, DN3 3UE



Tucked away in this beautiful position in this cul-de-sac with a gorgeous wooded backdrop. This substantial and stunning detached family home will impress most viewers. Offered Chain Free

The size and quality on offer is all beautifully finished with PVC double glazing throughout and a gas fired central heating system with accommodation comprising: reception hall, separate lounge, beautiful bespoke open plan kitchen dining area which itself leads through to the family room creating a wonderful family, living space with a ground floor WC. First floor landing, master bedroom with superb en-suite bathroom, and two further large double bedrooms with one having an en-suite bathroom and the second floor dedicated to 2 large double bedrooms, both of which again have en-suite bathrooms. Outside the property is equally well catered for, it has a plot which is wider than average for this estate which provides ample off-street parking to the front, an integral garage and a beautiful low maintenance rear garden with timber decking, artificial grass and access to the picturesque wood at the rear, it also has an outside summer house which is contemporary in its style and has full light and power supplied and provides a home office or indeed home gym as it's currently used. Located where it is affords the property the benefit of a lovely quiet cul-de-sac position, but also great access to all of Armthorpe's Many and useful amenities including shop, supermarkets, schools, bus routes and the M18 motorway. All in all, this is a fantastic home which would make any family happy for many years, a viewing is highly recommended.

Offers Around £440,000

ACCOMMODATION

A double glazed composite style door with matching double glazed side screen gives access into the property's entrance hall.

ENTRANCE HALL

With oak flooring, a built in cloaks cupboard, two central heating radiators, coving to the ceiling with halogen spotlighting inset, stairs rising to the first floor accommodation and doors leading off to;

GROUND FLOOR W/C

Fitted with a white suite comprising of a low flush w/c and wash hand basin set into vanity unit with attractive chrome mixer tap and tiled splashback. There is a central heating radiator, a double glazed window to the side, coving to the ceiling and slate style ceramic tiled floor.

LOUNGE

Situated at the property of the property, it has a pvc double glazed square bay window to the front, two central heating radiators, beautiful oak flooring, decorative coving to the ceiling and a feature fireplace with a stone style surround incorporating a living flame gas fire set onto a raised marble style hearth.

DINING KITCHEN

This is a simply stunning room, the kitchen area is beautifully finished with a grey fronted bespoke fitted kitchen finished with a corian work surface over and a one and a half bowl sink molded into the corian with low level splashback. The integrated appliances on offer include microwave, dishwasher, double oven, space for an American style fridge/freezer and further space for a wine cooler. There are ample drawers, cupboards and glazed display cabinets, large ceramic tiling to the floor, two pvc double glazed windows to the rear elevation, brushed aluminium halogen spotlights to the ceiling, extractor hood, gas and electric hob with central wok burner, plus a breakfast bar. An archway from here leads into the family room.

FAMILY ROOM

It has double glazed windows to the side and rear elevations, two feature central heating radiators, halogen spotlights inset to the ceiling, ceramic tiling continued through from the dining kitchen and French style doors giving access onto the paved patio and rear garden beyond.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With a pvc double glazed window to the rear, doors leading off to the first floor accommodation and stairs rising to the second floor.

MAIN BEDROOM

This is a fantastic sized main bedroom with built in his and hers wardrobes providing ample hanging rail and shelving space. There are three double glazed windows to the front, a double panel radiator, wood style laminated flooring and halogen spotlights inset to the ceiling.

EN SUITE BATHROOM

This is a stunning bathroom, it has a beautiful suite comprising of a wall mounted floating low flush w/c, free standing rolled top bath, twin table top wash hand basins and a large walk in shower area finished in a wet room style. with mains plumbed shower The suite is all finished with chrome style fittings including a wall mounted heated towel rail, two separate mirror fronted bathroom cabinets, marble style tiling to the walls with a chrome style trim, matching tiling to the floor, halogen spotlights inset to the ceiling and a built in TV for the ultimate relaxation.

BEDROOM 4/ STUDY

With pvc double glazed windows to the side elevations and double glazed bay window to the rear. There is wood style laminated flooring, a double panel radiator, bespoke built in shelving to the alcove and chrome style halogen spotlights inset to the ceiling.

BEDROOM 5

Again, another excellent sized double bedroom, it has pvc double glazed windows to the side and rear elevations letting in plenty of natural light, wood style laminated flooring, a central heating radiator, built in wardrobes and behind the wardrobes a secret opening to the en-suite bathroom.

EN SUITE BATHROOM

A three piece white suite comprising of a low flush w/c, pedestal wash hand basin and panelled bath with shower screen and mains plumbed shower. There is an extractor fan, full ceramic tiling to the walls and further slate style ceramic tiling to the walls, a central heating radiator and halogen spotlights inset to the ceiling.

SECOND FLOOR LANDING

As mentioned, stairs rise from the first floor to the second floor landing.

Having a pvc double glazed window to the side and doors leading off to the remaining accommodation.

BEDROOM 2

This is a wonderful sized double bedroom situated on the top floor with a double glazed window and a double glazed velux style window to the front elevation, a double panel radiator, wood style laminated floor, chrome style halogen spotlights inset and extensive range of fitted furniture including vanity area and matching drawers and cupboards. Once again, a secret doorway through the wardrobes gives access to an en-suite bathroom.

EN SUITE BATHROOM

Immaculately finished with a four piece suite comprising of a low flush w/c, wall mounted wash hand basin, a panelled bath and corner set shower cubicle with a mains plumbed shower. It has matching marble style tiling to the walls, floor and bath panel, a double glazed window to the side, a velux window to the front, a wall mounted chrome towel rail and an extractor fan.

BEDROOM 3

Another double bedroom with a double glazed dormer style window and velux style window to the rear letting in plenty of natural light, wood style laminated flooring, a double panel radiator, chrome halogen spotlights inset to the ceiling, built in over stairs storage cupboard with shelving, plus an extensive range of fitted wardrobes and matching vanity area providing ample hanging rail and shelving space. A secret doorway through the wardrobes gives access to the en suite bathroom.

EN SUITE BATHROOM

More or less mirroring the other en suite on this floor, it has a modern four piece white suite comprising of a low flush w/c, wall mounted wash hand basin, panelled bath and a corner set shower cubicle with mains plumbed shower. Once again, there is Italian style ceramic tiling to the splashback, floor and bath panel, halogen spotlights to the ceiling, extractor fan, chrome style fittings including a wall mounted heated towel rail, a double glazed window to the side and a double glazed velux overlooking the wood to the rear.

OUTSIDE

To the front of the property, it is open plan with a double width tarmac driveway providing off street parking for 2 vehicles. There is further hard standing finished in patterned concrete and gravel and timber gates either side of the property giving access into the side and rear garden.

INTEGRAL GARAGE

5.03m x 2.39m (16'6" x 7'10")

The integral garage has an up and over door to the front, power and light laid on and a personnel door giving access back into the entrance hall.

REAR GARDEN

The rear garden is a nice size and has been created with low maintenance in mind. It has a large area of timber decking which steps down to a stone style patio which then again steps up to a further patio area and an imitation of grass lawn for low maintenance. There is concrete posts and timber fencing to the boundary and a timber gate giving access into the wood at the rear which itself provides a beautiful backdrop to the garden. The summerhouse is used as a gym by the current owners, it is a lovely contemporary structure finished in western red cedar and contemporary style grey pvc doors, side screens and fanlight above the doors, plus power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band D.

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.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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