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Chapel Lane, Finningley, Doncaster Guide Price £550,000 - £575,000

3 Chapel Lane, Finningley, Doncaster, DN9 3DJ

NO CHAIN...With no expense spared and an eye for cutting edge style and design, a stunning individual built large detached house with a beautifully flamboyant interior.

From the outset the owners had ultra-high expectations of themselves, with a years consultation and design process leading in to a 2 year build program. They were more demanding than any commercial house builder, which has culminated in this stunning detached dwelling. With over 200m² of contemporary 'A' rated internal living including a very stylish interior, laden with high quality fixtures and fittings and smart technologies, it's sure to impress the most demanding of buyers. It has an air source heat pump supplying a wet underfloor central heating system throughout, 4KW solar panels, Anthracite double glazed windows and bi folding doors. As soon as you open the front door you are met with an architectural staircase designed to make a statement, and it certainly does! On the ground floor there is a separate lounge, a snug/ bar or Bed 4, open plan living /dining & island kitchen, including a large square 'garden bay'. The kitchen has a central island and a host of integrated appliances, utility room and a ground floor wc. On the first floor the staircase opens onto an equally impressive galleried landing, a lavish master suite which offers a large bedroom area, 2 separate dressing areas and two en-suite bathrooms - a well deserved reward for the owners, 2 further large double bedrooms and an en-suite shower room. Outside are attractive landscaped gardens, ample parking, an oversized garage with an electric door, electric car charge point and a private enclosed rear garden. Finningley is a small village on the Eastern fringe of Doncaster, well served by local schools, a number of village type stores, with a wider range of amenities in the nearby affluent market town of Bawtry and Doncaster centre.

ACCOMMODATION

A composite door leads into the property's entrance hall.

ENTRANCE HALL

This is a beautiful entrance hall which makes a statement, there is a central concrete staircase with oak board treads giving access to the first floor galleried landing with an open vaulted ceiling and decorative iron work on display. There is oak herringbone flooring, inset spotlighting, matching wall lights, feature floor lights and doors leading to;

LOUNGE

21'0" into bay x 11'1" (6.40m into bay x 3.38m)

A beautiful front facing reception room which has a deep double glazed bay window to the front, a central feature fireplace (suitable for a multi-fuel burner) oak flooring, ambient lighting, a central pendant light and further feature led floor lights.

BAR/ SNUG/ BED 4

11'10" into bay x 11'4" (3.61m into bay x 3.45m)

Presently set up as a bar, this has a double glazed bay window to the front, a continuation of the oak floor, feature ambient led lighting, a deep in built cloaks cupboard with hanging rail and shelving.

GROUND FLOOR W/C

All smartly finished with a stylish suite which includes a low flush w/c and circular black wash hand basin set onto a vanity top with antique brass effect taps, and a flamboyant wall covering.

OPEN PLAN LIVING/ DINING & ISLAND KITCHEN

34'5" x 20'5" max (10.49m x 6.22m max)

This is a large expansive modern living space, it spans the width of the rear of the property. It is clearly defined into three separate areas, a relaxed sitting area with oak flooring, feature spotlighting, a central dining area which opens into a deep square bay sun room area with bi fold

doors which lead out onto a decked patio and rear garden and a gorgeous island kitchen. The kitchen is a bespoke 'Naked Kitchen' constructed using traditional craftsmanship to create a stunning contemporary design. It has a central kitchen island with central ceramic hob with downdraft extractor, set into a 'Fraazo' work surface, feature pendant lighting. Integrated appliances include two eye level ovens, a full height fridge, integrated dishwasher and a tall larder style unit. This opens directly into a separate utility room.

UTILITY ROOM

8'8" x 7'8" (2.64m x 2.34m)

In the utility there is the same branded kitchen finished with a quartz work surface with a full size under mounted sink with contemporary style tap over, full height integrated freezer, integrated heat pump tumble dryer and a washing machine, inset spotlighting, extractor fan and integral door to the garage.

FEATURE GALLERIED LANDING

With a central double glazed window to the front, further velux window, oak flooring, a continuation of the iron balustrade, high level feature lighting and a deep built in storage cupboard.

MASTER BEDROOM SUITE

13'7" x 11'1" (4.14m x 3.38m)

Individually designed to suit the clients needs, this has a large bedroom area which opens directly into two separate dressing areas and two separate en-suites. Obviously this configuration could change to offer more bedrooms, depending on the buyers preferences. There is oak flooring, feature pendant central lighting, further feature wall lights and a pvc double glazed window to the rear, integrated smart blinds open and close on voice command.

DRESSING AREA

11'1" x 10'7" (3.38m x 3.23m)

Finished with clean lines there is built in open furniture with display lighting including a vanity area, a double glazed window, inset spotlighting, further feature pendant light and cleverly designed full height mirrored door which leads through into en-suite bathroom.

EN-SUITE BATHROOM

11'1" x 8'10" (3.38m x 2.69m)

Beautifully finished with a rolled top contemporary style bath, low flush w/c and wash basin set onto a vanity top with shelving. There is a double glazed window, feature tiling, micro cement finished walls, inset spotlighting and a tiled floor covering.

DRESSING AREA

11'1" x 9'4" (3.38m x 2.84m)

Again, all beautifully finished with fitted open wardrobes including shelving and drawers, oak flooring, feature pendant lighting and crittall bespoke double opening panelled glass doors lead through into an en-suite bathroom.

EN-SUITE BATHROOM

14'1" x 5'6" (4.29m x 1.68m)

This is fitted with a contemporary styled free standing bath with black sanitary ware, circular black wash hand basin set onset to a vanity top, low flush w/c and separate shower enclosure with rainfall style shower head and hand rinse. There is modern tiling and micro cement finished walls, smart mirror /TV, contemporary style towel rail, extractor fan, inset spotlighting and a double glazed window.

BEDROOM 2

13'7" x 11'1" (4.14m x 3.38m)

A large second double bedroom, it has two pvc double glazed windows to the side and rear elevations, a continuation of the oak flooring, feature pendant lighting, spotlighting and door to Jack & Jill style en-suite.

JACK & JILL EN-SUITE

Finished with a crittall style shower with a rainfall style shower head, wash hand basin set onto a vanity top and low flush w/c. There are micro cement walls, a coordinating tiled floor, a pvc double glazed window, inset spotlighting to the ceiling and an extractor fan. A second door continues through into bedroom 3.

BEDROOM 3

12'11" x 11'1" (3.94m x 3.38m)

Again, a large double bedroom, it has two pvc double glazed windows to the front and side elevations, a continuation of the oak flooring, feature central spotlighting and wall lights.

OUTSIDE

Outside the property stands on an attractive corner plot, this has been all beautifully landscaped with a central tiled pathway, bordered with ornate decorative stones and bark chippings including ornamental inset plants and shrubs. It should be noted there is planning permission to drop the kerb to provide further or additional car parking to the front, if so required.

SIDE & REAR GARDEN

To the side and rear of the property there is a large driveway area providing ample off road car parking which in turn leads to an over sized garage.

The rear garden is all enclosed, there is a decked patio and sitting area extending across the rear elevation, this opens onto a turfed lawn with concrete posts and timber fencing to the perimeters. There are decorative stones providing a seating area, external lighting and external power laid on.

OVER SIZED GARAGE

21'7" x 13'1" (6.58m x 3.99m)

With a power remote door, light laid on and it is fully insulated.

AGENTS NOTES:

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

BUILDERS WARRANTY - Remainder of 10 yr NHBC warranty.

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

HEATING - The property has wet underfloor central heating system via an air source heat pump.

COUNCIL TAX - This property is Band F.

VIEWING - Strictly by prior telephone appointment with horton knights estate agents.

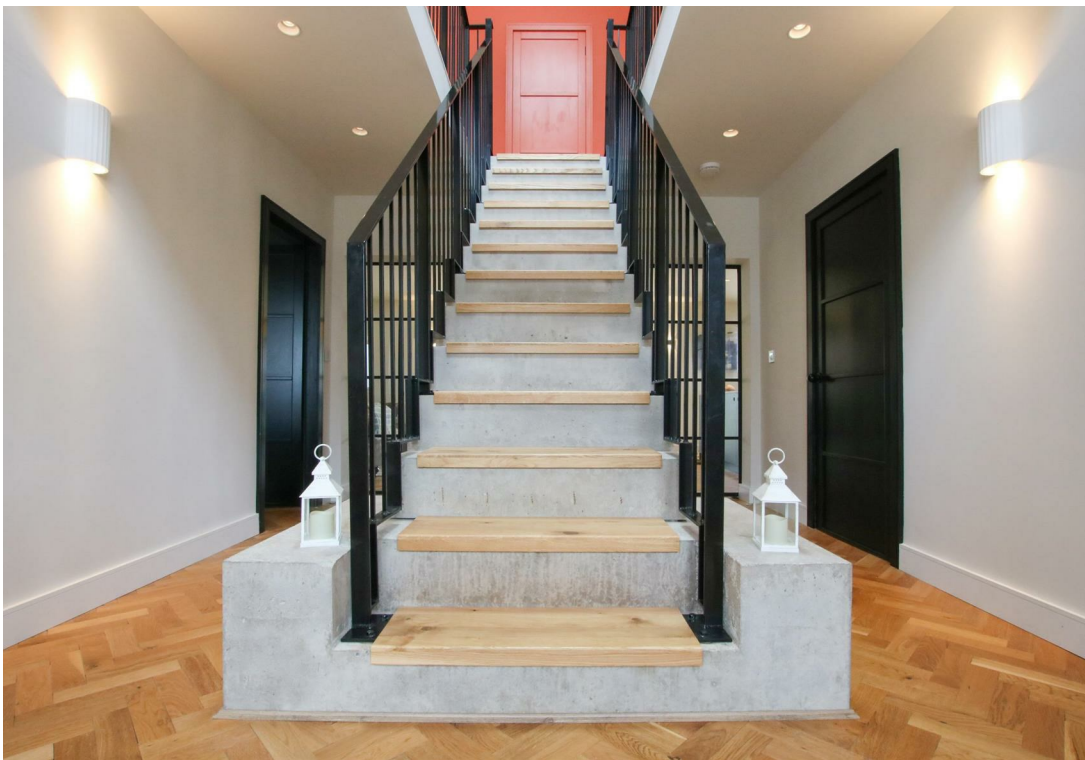
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

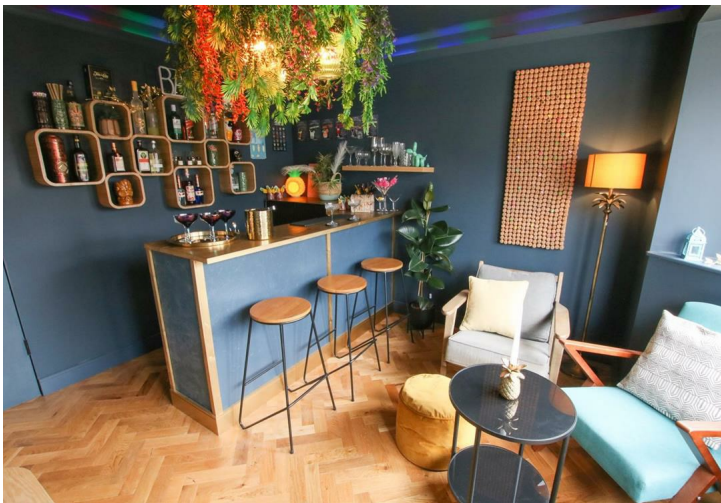
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

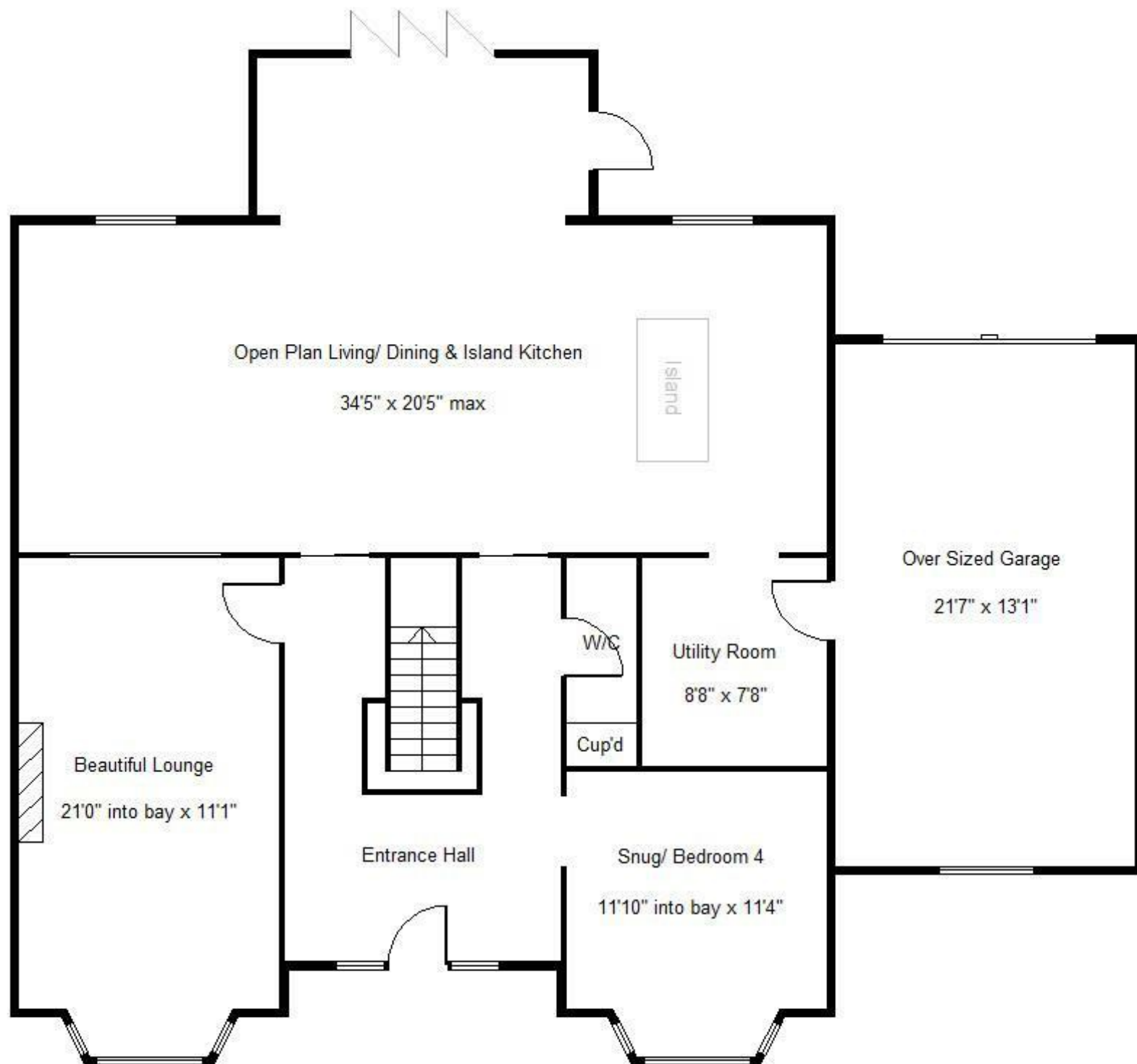
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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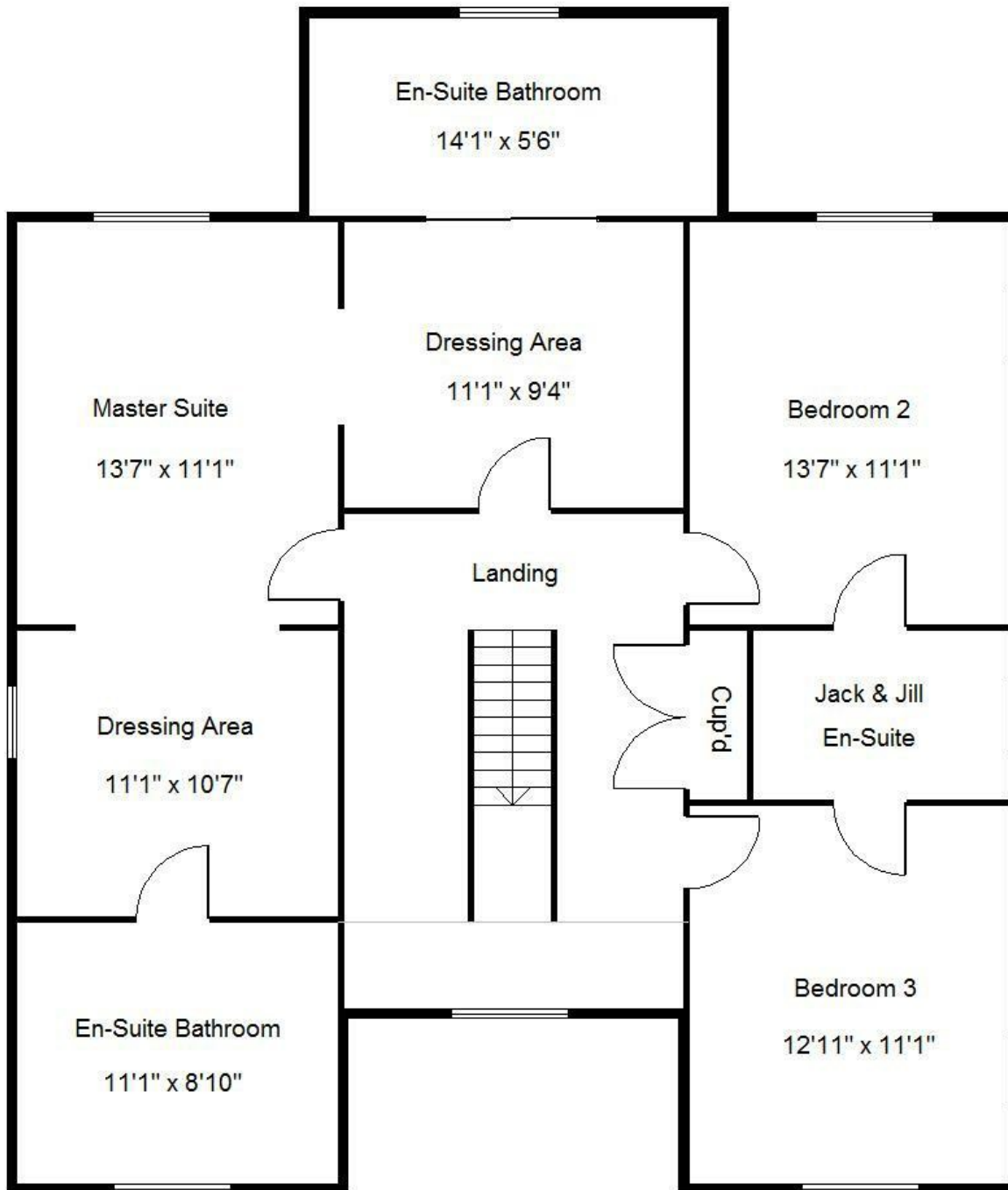
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.







Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(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	

