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Somin Court, Woodfield Plantation, Doncaster, DN4 8TN  
Offers Over £400,000

**5 BEDROOM 3 BATH DETACHED HOUSE / CONTEMPORARY OPEN PLAN LIVING / ULTRA MODERN 'ISLAND' KITCHEN WITH INTEGRATED APPLIANCES / LUXURIOUSLY APPOINTED BATHROOMS / TWO OFF ROAD PARKING SPACES / VIEWING ESSENTIAL//**

This largely extended and well appointed 5 bedroom 3 bathroom detached house epitomises modern contemporary living. Finished with an ultra modern minimalist look including white painted walls, white tiled floors throughout most of the ground floor rooms inc. underfloor heating. It also has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance hall, ground floor w/c, a separate front facing sitting room/ study, a large open plan living space with feature bi-folds opening onto the rear garden, a stunning island kitchen with white quartz worktops and a feature central breakfast island, plus a host of integrated appliances. First floor landing, the primary bedroom has a large walk in wardrobe and an en-suite bathroom, guest bedroom 2 with en-suite shower room, 3 further bedrooms and a beautifully appointed 4 piece bathroom. Outside are attractive gardens, the rear has been landscaped and designed for easier and lower maintenance, perfect for entertaining during the summer months. Very popular residential area, well placed with access to local amenities including schools, shops and access to the M18, A1 and motorway networks. **VIEWERS WILL NOT BE DISAPPOINTED.**

**ACCOMMODATION**

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

**ENTRANCE HALL**

This is all beautifully finished with a tiled floor covering including underfloor heating. There is a staircase leading to the first floor accommodation, in built cloaks cupboard and coving to the ceiling.

**SITTING ROOM/ STUDY**

**10'10" x 8'8" (3.30m x 2.64m)**

A front facing reception room, it has two pvc double glazed windows to the front, a central heating radiator, coving and a central ceiling light.

**GROUND FLOOR W/C**

Fitted with a very stylish modern two piece suite complimented with marble tiles, coordinating tiled floor, contemporary style towel rail/ radiator and a pvc double glazed window.

**LOUNGE AREA**

**13'3" x 12'4" (4.04m x 3.76m)**

The lounge area is a good size, it has a pvc double glazed window to the side, a continuation of the large format tiled floor (underfloor heating), a ceiling light and coving to the ceiling. This continues into an open plan living/ dining/ kitchen.

**OPEN PLAN LIVING/ DINING/ KITCHEN**

**23'6" x 22'0" max (7.16m x 6.71m max)**

This is a large living space, where there is even room for a full size piano, it has full width feature bi fold doors which open out onto the property's rear garden, a continuation of the tiled flooring, contemporary style tall radiators and opens directly into the island kitchen. Very sleek and ultra modern it is beautifully finished with a range of modern high and low level units finished with a white high gloss cabinet door and a coordinating white quartz work surface including a matching breakfast island. There is a composite style one and a half bowl sink with mixer tap. Integrated appliances include twin ovens, a combination microwave, five ring gas hob including wok burner with contemporary style extractor, integrated dishwasher and room for an american style fridge/freezer. There is a continuation of the large format tiles, coving, feature pendant lighting over the breakfast bar and inset spotlighting to the ceiling.

**UTILITY ROOM**

The garage has been subdivided with a stud wall to create a separate utility and storage area which could easily be removed if required.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, two central heating radiators, access into the loft space via a timber loft ladder and doors to the bedrooms and bathroom.

**PRINCIPAL BEDROOM (EN-SUITE)**

**14'8" x 10'4" (4.47m x 3.15m)**

A beautiful bedroom, it has three pvc double glazed windows to the front, a central heating radiator, a central ceiling light. A door from here leads to a large walk in wardrobe fully fitted.

**EN-SUITE BATHROOM**

Again, all refurbished and fitted with a shower style panelled bath, twin wash basin inset to vanity unit and a matching low flush w/c. There is a central heating radiator, tiled flooring, inset spotlighting to the ceiling and a pvc double glazed window.

**GUEST BEDROOM 2 (EN-SUITE)**

**9'2" x 7'11" (2.79m x 2.41m)**

A double room, having a pvc double glazed window to the side, a central ceiling light and a door to the en suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a lovely white suite comprising of a shower enclosure, wash basin and a low flush w/c. There is a marble styled tiled floor, a pvc double glazed window, inset spotlighting to the ceiling and a mains plumbed thermostatic shower.

**BEDROOM 3**

**9'2" max x 7'10" (2.79m max x 2.39m)**

A comfortable sized bedroom it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 4**

**12'8" x 7'0" (3.86m x 2.13m)**

Again a good size it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 5**

**8'9" x 6'7" (2.67m x 2.01m)**

There is a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

**LUXURY BATHROOM**

A beautifully upgraded and very stylish bathroom finished with white marble coloured wall and matching floor tiles, a 4 piece white bathroom suite fitted with a panelled bath, a corner shower enclosure, twin wash hand basins and a low flush wc.

**OUTSIDE**

The property stands on an attractive plot, there are two off road parking spaces and a side lawn.

**INTEGRAL GARAGE**

The garage has been subdivided and offers storage to the front.

**REAR GARDEN**

The rear garden has been landscaped and designed for lower maintenance, it is enclosed with brick walling and fencing to the perimeters, a central lawn with a paved patio and sitting area extending across the rear and right hand side of the garden, a perfect entertaining space during the summer months.

**AGENTS NOTES:**

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

SERVICES - All mains services are connected to the property.

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.

BROADBAND - to follow

MOBILE COVERAGE - to follow

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

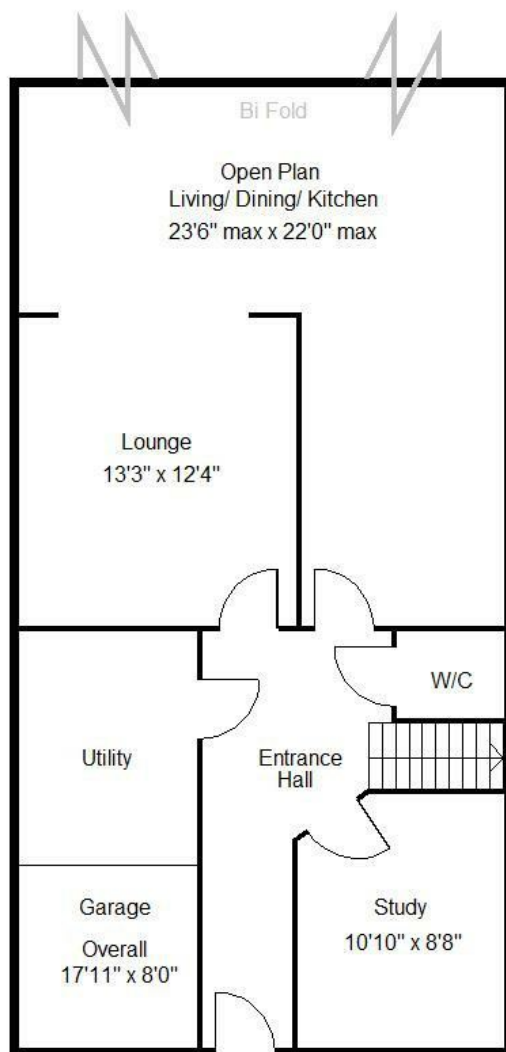
please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

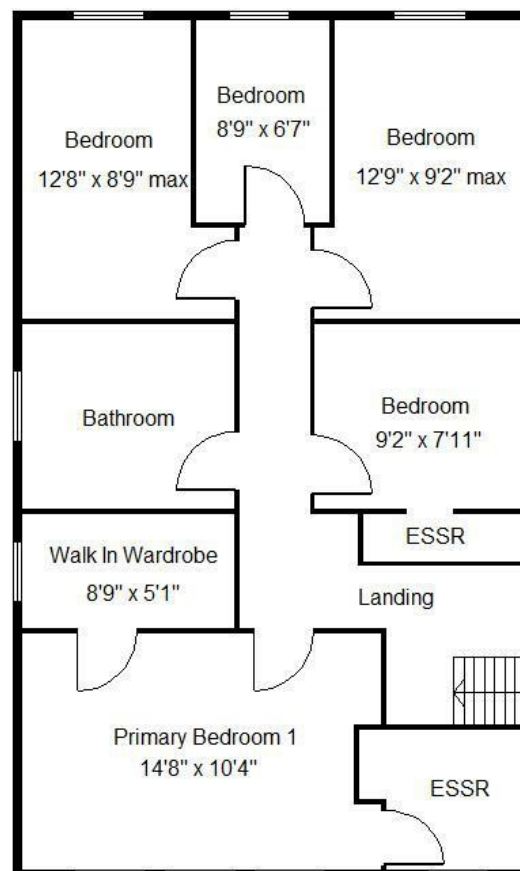
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Ground Floor



First Floor

