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the family estate agents

Price Guide
£600,000

EPC Rating: C

4 Willow Grange

Haxey, Doncaster, North Lincolnshire, DN9 2GB
5 Bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED FAMILY HOME & DETACHED FORMER GRANARY
- ✓ 3 RECEPTION ROOMS
- ✓ STUNNING RE-FITTED DINING KITCHEN & BREAKFAST ROOM
- ✓ 5 DOUBLE BEDROOMS
- ✓ PRIVATE MATURE GARDENS
- ✓ QUALITY DETACHED ANNEX/HOME OFFICE



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A luxury detached modern home situated privately within the highly desirable village of Haxey benefitting hugely from a detached 2 storey former Granary that has been beautifully converted to an excellent standard creating excellent potential for an annex or a home office. The main house is perfect for a professional couple of discerning family buyer with well-appointed accommodation comprising;

CENTRAL RECEPTION HALLWAY

Measuring approx. 3.38m x 2.84m (11' 1" x 9' 4"). Enjoying a front panelled and glazed hardwood entrance door with patterned leaded glazing, side hardwood double glazed and leaded window, attractive Karndeian flooring, dog legged staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post, wall to ceiling coving and inset ceiling spotlights.

CLOAKROOM

Enjoying a hardwood double glazed and leaded window with inset patterned glazing and tiled sill, a two piece suite in white comprising a low flush WC, vanity wash hand basin with tiled splash back and storage cabinet beneath, continuation of Karndeian flooring and wall to ceiling coving.

FINE MAIN LIVING ROOM

Measures approx. 3.58m x 6.45m (11' 9" x 21' 2") plus a projecting front hardwood double glazed and leaded bay window. Enjoying a dual aspect with a rear hardwood double glazed and leaded window, feature brick built inglenook fireplace with raised flagged hearth, downlighting, feature beamed mantel and a central multi fuel cast ironed stove, wall to ceiling coving and TV point.



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SITTING ROOM

Measures approx. 3.47m x 3.4m (11' 5" x 11' 2"). Enjoying rear hardwood double glazed and leaded French doors allowing access to the garden, wall to ceiling coving and TV point.

LUXURY FITTED DINING KITCHEN

Measures approx. 6.65m x 2.93m (21' 10" x 9' 7"). Enjoying a dual aspect with side projecting hardwood double glazed and leaded bay window with French doors allowing access to the garden and twin matching rear windows. The kitchen enjoys an extensive range of quality fitted shaker style two tone low level units, drawer units and wall units with a number of wall units having glazed fronts with internal glass shelving and downlighting, integral appliances and an attractive feature quartz worktop with matching uprising incorporating a single sink unit with drainer to the side and block mixer tap, space for a broad range cooker with overhead canopied extractor and downlighting, feature stone effect Karndean flooring, wall to ceiling coving and doors through to;



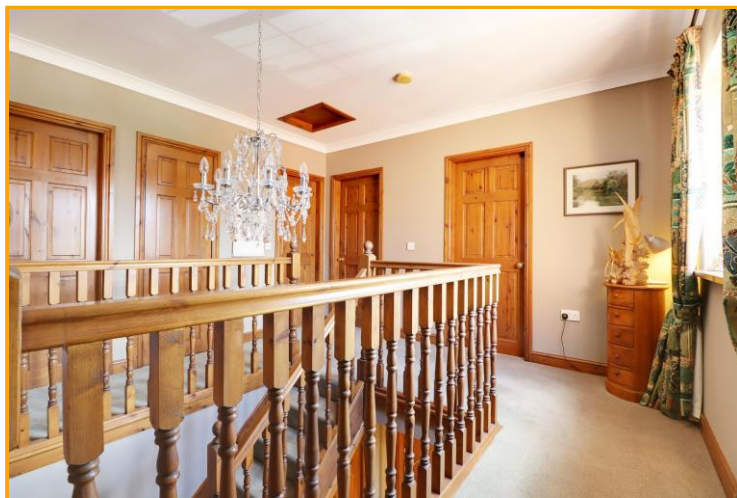
BREAKFAST ROOM

Measures approx. 3.34m x 2.92m (10' 11" x 9' 7"). Enjoying a dual aspect with hardwood double glazed and leaded windows to the side, continuation of flooring from the kitchen and personal door through to the double garage.



FIRST FLOOR FEATURE GALLERY LANDING

Measures approx. 3.38m x 3.83m (11' 1" x 12' 7"). Enjoying a front hardwood double glazed and leaded window, continuation of open spell balustrading, fitted airing cupboard with shelving, wall to ceiling coving, loft access and doors off to;



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MASTER BEDROOM SUITE

DRESSING ROOM

Measures 4.8m x 2.86m (15' 9" x 9' 5") maximum into wardrobes. Enjoying a side hardwood double glazed and leaded window, fully fitted bank of pine effect wardrobes to one wall with downlighting open access to the bedroom and doors off to;

EN-SUITE SHOWER ROOM

Measures approx. 1.67m x 2.33m (5' 6" x 7' 8"). Enjoying a side hardwood double glazed and leaded window with inset patterned glazing, a quality three piece suite comprising a close couple low flush WC into an oak frame with adjoining vanity store unit with above granite top with an inset wash hand basin, a walk in shower with overhead main shower with wall mounted controls, glazed screen, attractive tiling to flooring and walls and large chrome towel rail.



MASTER BEDROOM 1

Measures approx. 4.88m x 2.96m (16' 0" x 9' 9"). Enjoying four surrounding double glazed roof lights and TV point.

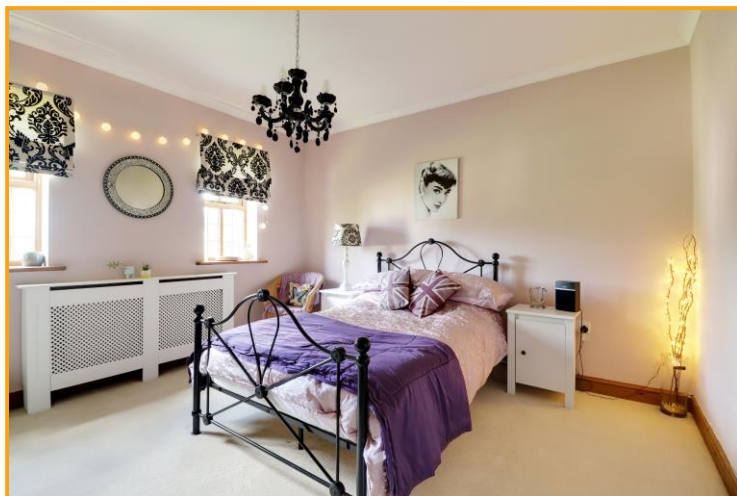
REAR DOUBLE BEDROOM 2

Measures approx. 3.58m x 3.66m (11' 9" x 12' 0"). Enjoying twin rear hardwood double glazed and leaded windows and wall to ceiling coving.



REAR DOUBLE BEDROOM 3

Measures approx. 2.52m x 4.02m (8' 3" x 13' 2"). Enjoying twin rear hardwood double glazed and leaded windows and wall to ceiling coving.



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REAR DOUBLE BEDROOM 4

Measures approx. 3.59m x 2.67m (11' 9" x 8' 9"). Enjoying twin front hardwood double glazed and leaded windows and wall to ceiling coving.

DOUBLE BEDROOM 5

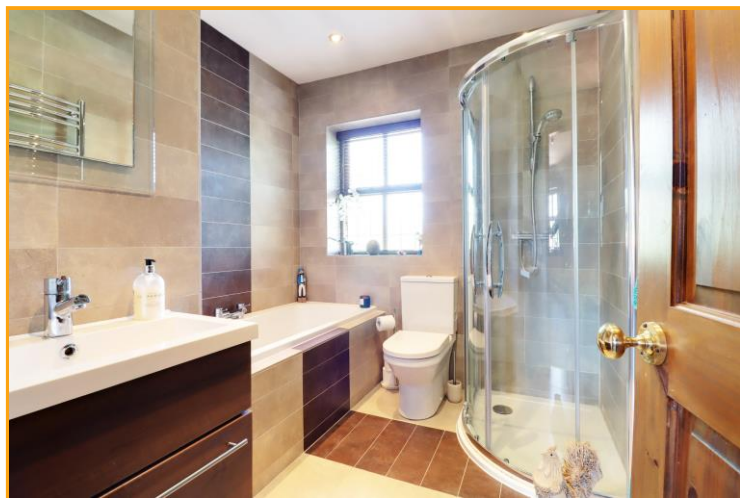
Measures approx. 2.93m x 2.68m (9' 7" x 8' 10"). Enjoying a side hardwood double glazed and leaded window.

STYLISH FAMILY BATHROOM

Measures approx. 2.47m x 2.26m (8' 1" x 7' 5"). Enjoying a rear hardwood double glazed and leaded window with inset patterned glazing, an impressive four piece suite in white comprising a low flush WC, wall mounted wash hand basin with walnut style drawer unit beneath with chrome pull handle, his and hers panelled bath, a separate walk in shower cubicle with overhead main shower and glazed screen, fully tiled floor and matching walls, a large chrome towel rail and inset modern LED spotlights.

OUTBUILDINGS

The property has the benefit of an integral double garage measuring approx. 4.71m x 5.11m (15' 5" x 16' 9") enjoying twin up and over front doors, a side stable style door allowing access into the garden and personal door through to the breakfast room. The garage benefits internally from power and lighting, has an array of oak style kitchen units with above patterned worktop with inset sink unit with block mixer tap and enjoys plumbing for appliances.



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THE BARN/ANNEX

VERY PLEASANT GROUND FLOOR LIVING ROOM

Measuring 4.68m x 4.73m (15' 4" x 15' 6") maximum. Enjoying front French entrance door, rear hardwood double glazed window with polished sill,, attractive laminate flooring, feature beam, dog legged staircase allowing access to the first floor with open spell balustrading and square newel post with storage and doors through to;

BATHROOM

Measuring approx. 1.58m x 2.42m (5' 2" x 7' 11"). Enjoying a modern suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with overhead shower and bi-folding glazed screen, tiled flooring and part tiling to walls.

FIRST FLOOR LIVING ROOM

Measuring approx. 4.74m x 4.69m (15' 7" x 15' 5"). Enjoying surrounding hardwood double glazed windows, feature vaulted ceiling with exposed beams, attractive wooden flooring and would provide space for kitchen area with the ground floor providing a bedroom if required.

GROUNDS

To the front of the property enjoys a generous driveway allowing direct access to the double integral garage. The driveway could be made larger to the southern side with the removal of the fence if needed. To the rear the property enjoys beautifully private walled wrapped around gardens which are principally lawned with mature shrub borders and provides a number of pleasant and discrete seatings areas with one to the side of the kitchen creating an extension of the living area.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

There is a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full hardwood double glazed windows and doors.

IMPORTANT

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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