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the family estate agents

Price Guide
£635,000

EPC Rating: C

14 School Croft

Westwoodside, Doncaster, DN9 2FD

5 Bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED FAMILY HOME
- ✓ 4 RECEPTION ROOMS
- ✓ ATTRACTIVE FITTED KITCHEN & UTILITY ROOM
- ✓ 5 EXCELLENT BEDROOMS WITH A LUXURY MASTER EN-SUITE
- ✓ FEATURE FAMILY BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN



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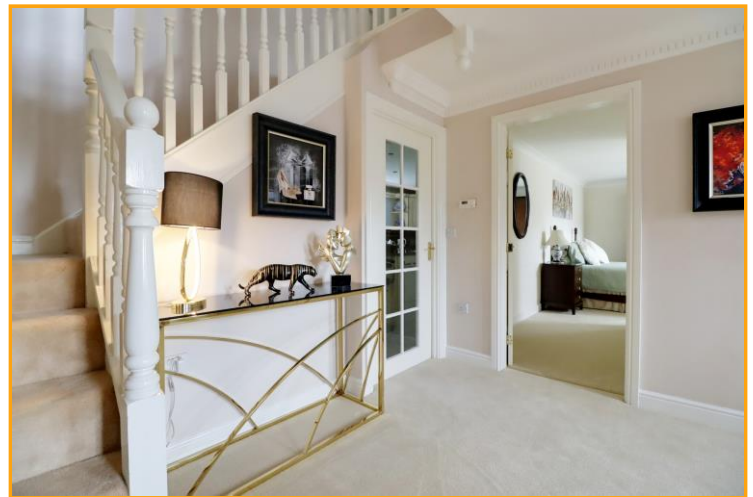
A fine executive detached family home positioned within a well regarded and established select development having undergone a large front and rear double storey extension to create deceptively spacious, extremely versatile and beautifully presented accommodation comprises, central reception hallway, front study, fine main living room with bi-folding doors to a rear open plan sitting/dining room, a central breakfasting area with an open aspect to an attractive fitted kitchen that leads to a useful utility room, there is a ground floor double bedroom with the benefit of a 'Jack and Jill' style shower room that can be accessed from the entrance hallway. The first floor benefits from a spacious central landing that allows access to the remaining 4 double bedrooms and a large feature en-suite bathroom. The master suite is a superb size having fitted furniture and an assigned dressing room that leads to a luxury en-suite bathroom. The front has mature planted gardens that surround a block paved driveway allowing direct access to a double garage and to the sheltered front entrance door. Access to either side leads to a private, fully enclosed garden that provides a shaped lawn and several seating areas.

CENTRAL RECEPTION HALLWAY

Measures 3.28m x 4.24m (10' 9" x 13' 11") maximum. With entry via a double glazed entrance door with patterned glazing, front arch top uPVC double glazed window, attractive stone tiled flooring, dog legged staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post and an understairs storage cupboard with access via the kitchen, detailed wall to ceiling coving and doors through to a Jack and Jill shower room.

STUDY

Measures approx. 4.36m x 3.62m (14' 4" x 11' 11"). Enjoying three front facing uPVC double glazed windows, a vaulted ceiling with exposed joinery work and inset ceiling spotlights.



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LIVING ROOM

Measures approx. 3.96m x 6.41m (13' 0" x 21' 0"). With side uPVC double glazed window, feature live flame coal effect gas fire with granite hearth with matching backing and a handsome surround and projecting mantel, TV point, wall to ceiling coving, internal French glazed doors leads through to the reception hallway and internal oak bi-folding doors leads through to a;

REAR OPEN PLAN SITTING / DINING ROOM

Measures approx. 7.88m x 3.03m (25' 10" x 9' 11") plus projecting rear bay. Enjoying a multi-aspect with surrounding uPVC double glazed windows and matching rear French doors with adjoining sidelight allowing access to the private garden, feature multi colour electric fire with adjoining display shelving and TV bracketing above, wall to ceiling coving and inset ceiling spotlights, surround sound speakers and allows access to;

BREAKFAST ROOM

Measures approx. 3.3m x 2.65m (10' 10" x 8' 8"). With ceramic tiled flooring, wall mounted control panel and open access through to;

ATTRACTIVE FITTED KITCHEN

Measures approx. 4.2m x 3.4m (13' 9" x 11' 2"). With a broad rear uPVC double glazed window. The kitchen enjoys an extensive range of matching low level units, drawer units and wall units with cracked ceramic pull handles and with a complementary granite worktop with tiled splash backs incorporating a one and a half bowl ceramic sink unit with a drainer to the side and block mixer tap, space for a range cooker with broad canopied extractor and glazed splash backs, central breakfasting island, continuation of ceramic tiled flooring, wall to ceiling coving, inset ceiling spotlights, space and plumbing for an American style fridge freezer and doors through to;



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UTILITY ROOM

Measures approx. 1.52m x 3.4m (5' 0" x 11' 2"). With a rear uPVC double glazed entrance door with inset patterned glazing. Enjoying a range of base and wall units with an above granite top with stone tiled splash backs incorporating a ceramic single sink unit, drainer to the side and block mixer tap, wall mounted gas central heating boiler, plumbing and space for an automatic washing machine and dryer, continuation of tiled flooring from the kitchen and wall to ceiling coving.

GROUND FLOOR BEDROOM 5

Measures approx. 3.4m x 3.62m (7' 7" x 8' 10") plus projecting front bay window with three front facing uPVC double glazed windows, wall to ceiling coving and doors through to;

JACK AND JILL SHOWER ROOM / CLOAKROOM

Measures approx. 2.31m x 2.69m (7' 7" x 8' 10"). Enjoys access from bedroom 5 and reception hallway, features a front arched top uPVC double glazed window with patterned glazing and a granite sill, offering a three piece suite comprising a low flush WC, pedestal wash hand basin and a walk in shower cubicle with a tiled seat and glazed screen, tiled flooring, fully tiled walls, period style ceramic radiator with a chrome surround towel rail.

FIRST FLOOR LANDING

Measures approx. 4.55m x 2.69m (14' 11" x 8' 10"). Enjoying continuation of open spell balustrading, detailed wall to ceiling coving, wall mounted thermostat for central heating, built-in storage cupboard with fitted shelving and doors to;

MASTER BEDROOM 1

Measures approx. 3.97 x 6.42m (13' 0" x 21' 1"). Enjoying a front uPVC double glazed window, TV point, wall to ceiling coving and an extensive range of ivory finished bedroom furniture with bedside displays and open access to;



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DRESSING AREA

Measures approx. 3.07m x 3.03m (10' 1" x 9' 11"). Enjoying a rear uPVC double glazed window, vaulted ceiling with inset LED spotlights and ceiling speakers and doors through to;

LUXURY EN-SUITE BATHROOM

Measures approx. 4.69m 3.03m (15' 5" x 9' 11") plus rear projecting bay with three rear facing uPVC double glazed windows with inset patterned glazing and granite sills. The bathroom provides a luxury four piece suite comprising a low flush WC, broad wall mounted vanity wash hand basin with drawer unit beneath, matching side cabinets with mirrored backing and downlight with side shaver socket, walk-in steam mist shower cubicle with tiled seat, rainwater shower head and hinged glazed screen, a feature raised his and hers spa bath and a wall mounted TV, stone tiled floors and walls, vaulted ceiling and inset ceiling spotlights.

REAR DOUBLE BEDROOM 2

Measures approx. 3.36m x 3.38m (11' 0" x 11' 1"). Enjoying a rear uPVC double glazed window, wall to ceiling coving, loft access and doors through to;

EN-SUITE SHOWER ROOM

Measures approx. 1.18m x 2.34m (3' 10" x 7' 8"). With rear uPVC double glazed window with patterned glazing, a three piece suite comprising a low flush WC, pedal wash hand basin, double shower cubicle with overhead main shower with tiled walls and glazed screen, tiled effect cushioned flooring, part tiling to walls, wall to ceiling coving and extractor.

FRONT DOUBLE BEDROOM 3

Measures approx. 4.63m x 2.87m (15' 2" x 9' 5"). With front uPVC double glazed window and wall to ceiling coving.



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FRONT BEDROOM 4

Measures approx. 3.9m x 2.53m (12' 10" x 8' 4"). With twin front uPVC double glazed windows, wall to ceiling coving and inset ceiling spotlights.

IMPRESSIVE FAMILY BATHROOM

Measures approx. 4.54m x 2.34m (14' 11" x 7' 8"). Enjoying a quality four piece suite comprising a low flush WC, his and hers feature wash hand basin with storage beneath, central shaving socket and above LED mirrors, a large corner fitted circular spa bath with built-in TV, stone tiled flooring and matching walls, fitted chrome towel rail, inset ceiling spotlights and two tunnel lights.

GROUNDS

The property is set within a pleasant well established block paved cul-de-sac and provides a block paved t-shaped drive providing parking for multiple vehicles and access to the double garage along with ramped access to the front entrance door. Adjoining the driveway there are shaped lawned areas and mature planted borders, to the side there is an electric EV charging point and gated access to either side leads to the rear. The rear garden comes fully enclosed and enjoys an excellent degree of privacy with a shaped lawn and a feature block paved curved edge patio with surrounding dwarf walling with inset lighting providing an excellent entertaining space which can be accessed from the dining room. There is a further composite decked seating area with fitted lighting. The side of the property enjoys a further block paved area with a raised vegetable bed which also provides a further space to entertain.

OUTBUILDINGS

The property enjoys the benefit of a double garage measuring 5.64m x 4.96m (18' 6" x 16' 3") with up and over front door and internal power and lighting.



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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 uPVC double glazed windows.

TENURE

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please get in touch with 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; appointments can usually be made within 24 to 48 hours.



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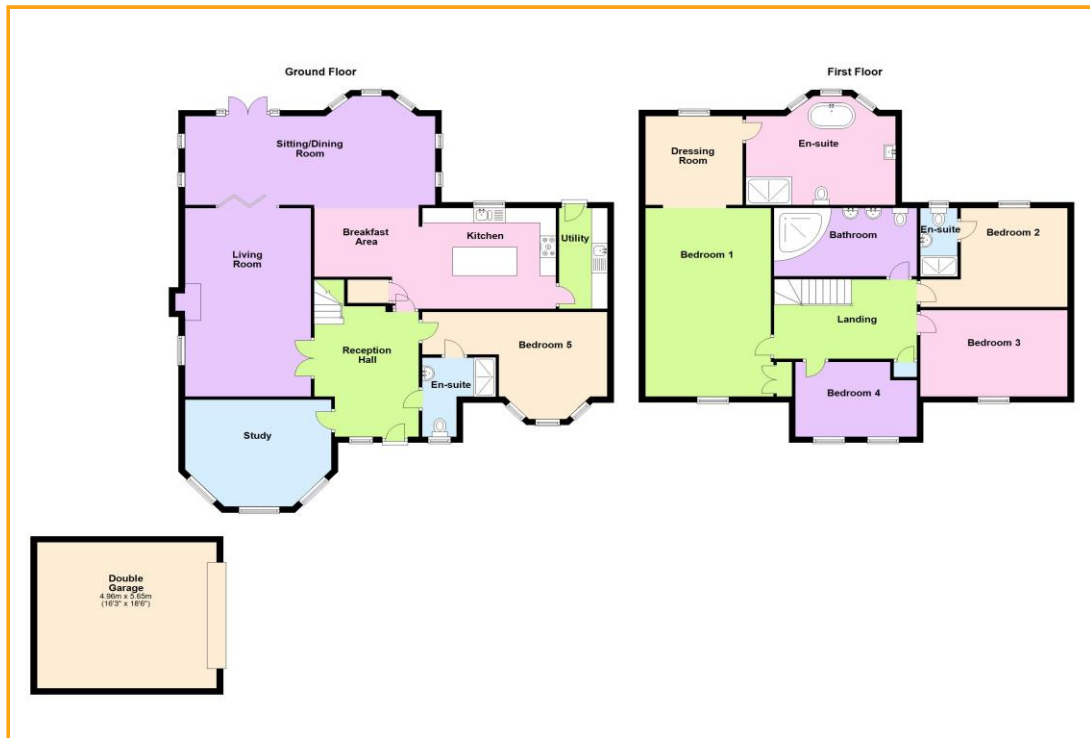


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