



## Fir View House Doncaster Road, Whitley

Offers Over £350,000

- Detached Home
- Stunning Kitchen
- Dining Room
- Countryside Rear Views
- 4 Double Bedrooms
- 2 Reception Rooms
- Front & Rear Garden
- 2 Bedroom En Suite
- Downstairs Cloakroom
- Off Street Parking

\*\*\*IMPRESSIVE REAR VIEWS\*\*\*

A spacious four bedroom detached luxury family residence occupying a deceptively sized plot complemented by stunning internal accommodation and far reaching countryside views to the rear.

We understand the property was built in 2008 and is pleasantly set back off Doncaster Road on a generous sized plot enjoying easy access to the M62, M1, A1 and A19, making it ideal for those commuting to Doncaster, York, Leeds and Manchester.



Fir View House welcomes you into an entrance hallway having a useful under stairs storage space, ground floor cloakroom and solid oak balustrade staircase leading to the first floor accommodation. Located at the front of the property and with karndean flooring is an adaptable second sitting room which could also be used as an office/study, snug or play room.

The principal room is the lounge, offering a cosy yet spacious feel featuring karndean flooring and a wood burning stove set within a handsome fireplace surround. The room enjoys natural light via a double glazed casement window to the front elevation and an internal French door leading into the formal dining room.

The dining room provides ample space for appropriate dining furniture, with access to the rear patio area through double glazed French doors to the rear elevation. Without doubt a feature of the property is the bespoke tailor-made kitchen comprising a range of high quality solid oak wall and base units with marble worktops. The kitchen benefits from a built-in range cooker, fridge freezer and dishwasher. The present owners have recently installed impressive bi-fold doors to the rear elevation, perfect for garden access.

Located off the hallway is a convenient utility room having base units incorporating a stainless steel sink unit and drainer and with provision for laundry facilities. A cupboard within the utility room houses the oil fired central heating boiler and provides further storage space.

The first floor landing services the master bedroom suite, house bathroom and two bedrooms. The master suite has full width built in solid oak wardrobes and is complemented by a stunning wet room style en-suite, comprising of a half glass shower screen with large shower head over, heated towel rail, pedestal hand wash basin and low flush WC. There are two further double bedrooms benefiting from solid oak built in wardrobes each with a double glazed casement window. The first floor accommodation is completed by an extremely impressive house bathroom featuring a stunning Villeroy & Boch bathroom suite and full height surrounding Travertine tiles.

A balustrade staircase leads to the second floor, having a bedroom suite and walk-in wardrobe. Dual aspect views are enjoyed via two Velux windows to the front elevation and casement window to the rear. The en-suite comprises a traditional white three piece suite.

To the outside, the property is entered through a tall brick pillared entrance onto a flagged driveway providing off street parking for numerous motor vehicles. A gated access runs along either side of the property to the rear garden. The rear garden has a large patio area, ideal for outdoor furniture and adjoins an artificial lawn.

There are well maintained raised flower beds to each side of the garden and a new patio to the rear which is perfectly placed to enjoy the sunshine throughout the day. A timber framed summerhouse having electric and power available is also included within the sale. The garden is enclosed to all sides by fenced stone walled boundaries.

The present owners have recently fitted new carpets and decorated throughout in addition to new guttering outside.

The property offers a unique opportunity and therefore, as the acting agents, we strongly advise an early inspection to truly appreciate the quality of home on offer.

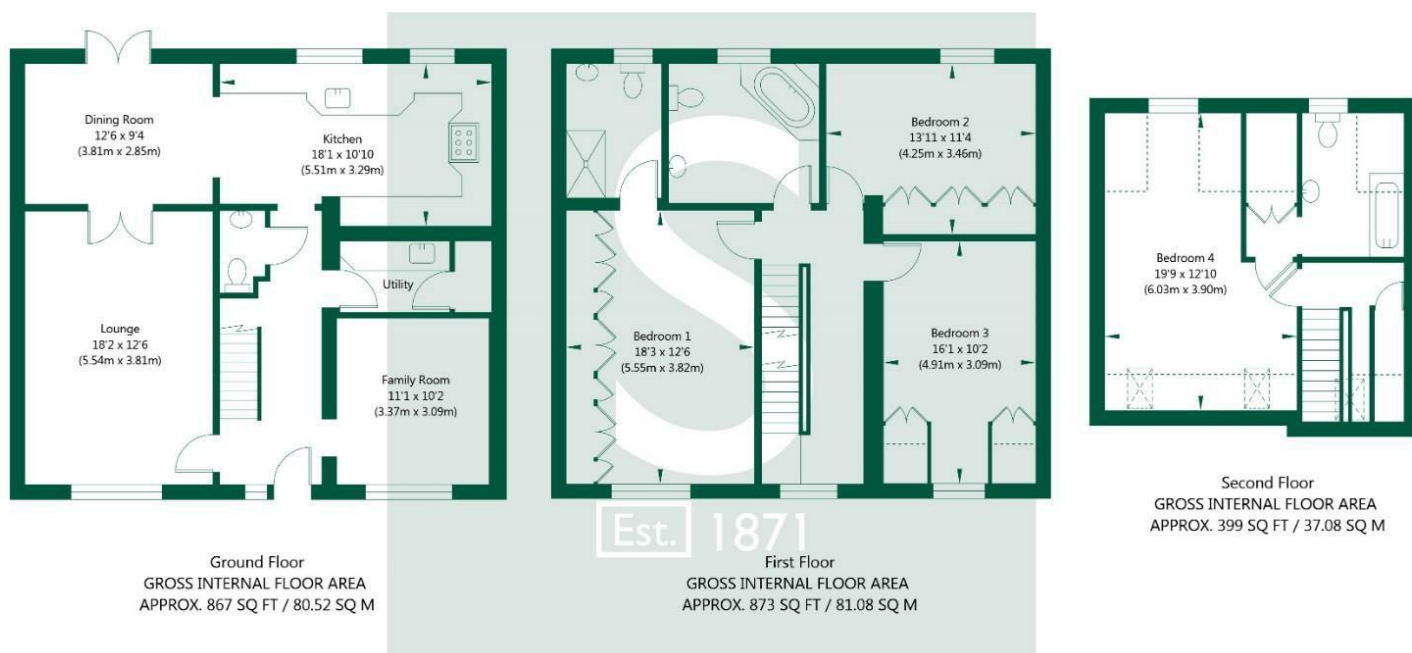
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2139 SQ FT / 198.68 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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