

Freehold

Asking Price: £565,000

Broadwalk Mews, Old Bawtry Road,
Finningley, DN9 3DD



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STUNNING NEW DEVELOPMENT, FOUR AND FIVE BEDROOM DETACHED FAMILY HOMES, THREE OR FOUR BATHROOMS, DOUBLE GARAGE, OPEN PLAN LIVING, SUPER HIGH SPECIFICATION!

Plot One is a 2000 square feet five bedroom, three bathroom detached family home within this sought after location upon the fringe of Finningley village. Constructed in brick and reconstituted stone this fabulous high spec property has underfloor heating to the ground floor, PVCu windows in grey and aluminium bi-folds to the family dining kitchen and lounge. Entrance hall, cloakroom/wc, lounge, study, family dining kitchen and utility to the ground floor with five first floor bedrooms including master and guest en suite and separate family bathroom. Gardens front and rear the rear with southerly aspect and block paved drive with double detached garage with automated doors. Close to village amenities, Doncaster City Centre and the regional motorway network making this an ideally placed home.

SPECIFICATION • Red Facings and Black Flat Profile Roof Tiles on Plots 1,4 & 5 House & Garage

- Buff Facings and Terracotta Profiled Roof Tile on Plots 2&3 House & Garage
- Buff Pitched Reconstituted Stone to all properties - Refer to detail on each property
- Under Floor Heating through out ground floor
- Combi Boiler and cylinder to design specification
- Traditional Radiators to First floor
- Chrome Towel Rails to Bathroom & En-suites
- Grey PVC-u Windows and Grey Aluminium Bi-Fold - Both white internal
- Black Composite Front Door white internal
- Contemporary Oak Pre-Finished Internal Doors
- White Painted MDF Architrave, skirtings and window boards
- Staircase c/w Oak Baluster and Handrail and glass infill panels
- Kitchen Units - Choice of unit fronts subject to timing and build programme
- Quartz worktop with inset sink and range of worktop colour choices subject to timing and build programme
- Integrated appliances include - Dish Washer, Fridge/Freezer, Oven, Microwave, Electric Induction Hob & Designer Style Extract Hood. Plot 1 has an Integrated Washer/Dryer as no utility
- Contemporary White Suites
- Vanity Units to design and specification
- Thermostatically Controlled Showers to en-suites
- Satin Chrome finish to switches and sockets in kitchen area, white elsewhere
- Provision for wi-fi boosters
- LED down lighters to kitchens/bath rooms and en-suites with chrome finish bezels
- Outside socket and Outside Tap
- External Lights to detail
- Wiring for first fix CCTV
- Electrically operated sectional garage doors
- Burglar Alarm
- Emulsion to walls and white satin to MDF
- Wall Tiling to Bathroom Dado height to all walls - Choice of tiles subject to timing and build programme
- Wall Tiling to En-suites - Full height to shower enclosure dado height to remainder - Choice of tiles subject to timing and build programme
- Floor tiling to bathroom floor/en-suite floors - Choice of tiles subject to timing and build programme
- Kitchen/Family area floor finish Tiled/Laminate - Please refer to sales for details on each property and choices available
- Permeable block paving to main spine road and drives
- Close boarded fence to properties - refer to details
- Management Company Requirement on the development
- 10 Year Warranty via ICW
- Fibre Broad Band Infrastructure
- EV Chargers
- Customer Extras
- We do allow some variation to specification to suit customer requirements but this would be subject to build stage, timings, contract position and deposits.
- CCTV and/or Ring Door bells
- Carpets/LVT/Laminate - subject to choice/specification and timings

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

