



Plot 3 Breck Lane, Mattersey Thorpe Doncaster DN105EF

Asking price £560,000

Whispering Fields – A Peaceful Rural Retreat with Modern Luxury

Welcome to Whispering Fields, a premium development of just 24 individually designed homes nestled in the heart of the countryside. Surrounded by picturesque lakes, open green spaces, and the gentle flow of the River Idle, this exclusive location offers a perfect blend of tranquility and everyday convenience. Ideal for families, the development is just a short, scenic walk from Mattersey Primary School, which has been rated "Good" by Ofsted. Several other highly regarded schools are only a few minutes' drive away and are easily accessible via local bus routes, making Whispering Fields a practical choice for growing families.

- BRAND NEW HOME FROM DANUM'S ELITE COUNTRY COLLECTION
- DETACHED HOUSE
- ALL FOUR BEDROOMS HAVE ACCESS TO ENSUITE FACILITIES
- DETACHED DOUBLE GARAGE
- RURAL LOCATION - SMALL DEVELOPMENT OF 24 HOMES
- GROUND FLOOR HAS UNDERFLOOR HEATING FROM HEAT SOURCE PUMP
- VIEWING APPOINTMENTS ARE AVAILABLE
- RESERVATION FEE £1000

locating your ideal home



Property Description

One of the standout properties in this sought-after development is The Azalea — a beautifully crafted four-bedroom detached home offering over 2,141 sq ft of thoughtfully designed living space. Built to high specifications as part of the Danum Homes Elite Country Collection, this home combines contemporary style with energy-efficient features.

Inside, you'll find a generous 32ft open-plan kitchen, dining, and family area, perfect for everyday family life and entertaining guests. The stylish Howdens kitchen is complemented by high-quality finishes and Porcelanosa tiling, while a separate utility room adds practicality. There's also a dedicated study, ideal for working from home, along with a separate spacious lounge for relaxation. Upstairs, the master bedroom benefits from its own private ensuite, as does bedroom 2. Bedrooms 3 and 4 share a well-appointed Jack and Jill bathroom, making the layout ideal for families with children or teenagers.

LIMITED PLOTS, CONTACT US NOW TO AVOID DISAPPOINTMENT

Measurements

- Kitchen / Dining / Family - 9750 x 4850 32'0" x 15'11"
- Utility - 3650 x 2000 12'0" x 6'7"
- Lounge - 3700 x 5200 12'2" x 17'1"
- Study - 3600 x 4000 11'10" x 13'2"
- W.C - 2150 x 1100 7'1" x 3'7"

- Bedroom 1 - 6050 x 4950 19'10" x 16'3"
- En-Suite - 3475 x 1900 11'5" x 6'3"
- Bedroom 2 - 3600 x 3600 11'10" x 11'10"
- En-Suite - 2750 x 1500 9'0" x 4'11"
- Bedroom 3 - 3600 x 3900 11'10" x 12'10"
- Bedroom 4 - 3700 x 3600 12'2" x 11'10"
- En-Suite - 2600 x 1500 8'6" x 4'11"



Tel: 01909 475111



THE AZALEA

4 Bedroom House

Ground Floor



Kitchen / Dining / Family
9750 x 4850 32'0" x 15'11"

Utility
3650 x 2000 12'0" x 6'7"

Lounge
3700 x 5200 12'2" x 17'1"

Study
3600 x 4000 11'10" x 13'2"

W.C.
2150 x 1100 7'1" x 3'7"

First Floor



Bedroom 1
6050 x 4950 19'10" x 16'3"

En-Suite
3475 x 1900 11'5" x 6'3"

Bedroom 2
3600 x 3600 11'10" x 11'10"

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2750 x 1500 9'0" x 4'11"

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3700 x 3600 12'2" x 11'10"

En-Suite
2600 x 1500 8'6" x 4'11"



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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