



## **THE AZALEA Breck Lane, Mattersey Thorpe Doncaster DN105EF**

**Asking price £560,000**

PLOT 19

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 tranquillity 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.

locating your ideal home





# Whispering Fields

In the peaceful village of  
you'll find Whispering  
new development of  
semi-detached 2, 3  
houses and bungalows  
greenery in every

It links to the city of  
Retford and more,  
provides everything  
an ideal location for  
home.

Quality of the countryside  
of the region's finest  
destinations, or take  
the many attractions  
near towns nearby.



BUILT WITH YOU IN MIND

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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