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Oaklands, Bessacarr, Doncaster, DN4 6XW  
Guide Price £800,000 - £850,000

# The Barrister's House, 10 Oaklands, Bessacarr, Doncaster, DN4 6XW

\*\*\* GUIDE PRICE £800,000 - £850,000 \*\*\*

## **SUBSTANTIAL 4 BDROOM DETACHED HOUSE WITH ADJOINING SELF CONTAINED 1 BED ANNEXE / GORGEOUS CONTEMPORARY DECOR THROUGHOUT / LARGE FULLY FITTED ISLAND KITCHEN / AMPLE PARKING & DOUBLE GARAGE / HIGHLY REGARDED CLOSE OFF WARNING TONGUE LANE / VIEWING ESSENTIAL //**

Located in this very desirable location, in a quiet cul-de-sac off Warning Tongue Lane, a substantial 4 bedroom detached house with an adjoining self contained 1 bedroom annexe perfect for multi generational living. The interior is all beautifully co-ordinated throughout with contemporary styled decor including a gorgeous island kitchen. It has a gas radiator central heating system, pvc double glazing and comprises: Entrance hall with glass balustrade, spacious lounge, large 'L' shaped solid roofed garden room, stunning large fully fitted 'island kitchen', utility room, and a ground floor office. On the first floor there are 4 bedrooms, (note B4 currently a dressing room) 2 with ensuite's and a lovely house bathroom. The adjoining annexe comprises: Separate entrance into an open plan living space, fully fitted kitchen with integrated appliances, landing, large double bedroom and a modern white bathroom. Outside the property has a secluded plot adjoining woodland, ample parking and a detached double garage. Bessacarr enjoys good access to a wide range of amenities including good local schools, Lakeside retail and leisure, the City centre and access to the motorway network. Early viewing is advised.

### **ACCOMMODATION**

A composite style double glazed entrance door leads into the property's entrance hall.

### **ENTRANCE HALL**

This has a beautiful feature timber and glass staircase leading to the first floor galleried landing, a contemporary style radiator, modern vinyl floor covering, ornate corning, inset spotlighting to the ceiling. A deep built in understairs storage cupboard.

### **GROUND FLOOR W/C**

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin inset to a vanity unit, a central heating radiator, a PVC double glazed window, ornate corning, inset spotlighting.

### **LOUNGE**

21'6" x 11'9" (6.55m x 3.58m)  
Accessed via double doors, the lounge is an attractive front facing reception room with a PVC double glazed window to the front, ornate corning to the ceiling, real wood walnut flooring, a central ceiling light, two central heating radiators and PVC double glazed sliding patio doors to the far end which lead into the garden room.

### **OFFICE**

10'6" x 6'2" (3.20m x 1.88m)  
This has a central heating radiator, a PVC double glazed window, ornate corning to the ceiling and a central ceiling pendant light.

### **BEAUTIFUL OPEN PLAN ISLAND KITCHEN**

21'6" x 11'9" (6.55m x 3.58m)  
The kitchen is fitted with a range of high and low level units finished with mid grey cabinet doors and copper coloured handles, the work surfaces are finished in a corrin style and extend over the breakfast bar with two pop up power points. The breakfast island is a good size with coordinating cabinets and has two NEFF induction hobs with built in extractor hoods with a filtration system, three ovens (one is a conventional oven, a combination microwave oven with a warming drawer underneath), two dishwashers, an integrated wine cooler and a free standing American style fridge freezer. With two period style column style radiators, luxury vinyl tiled flooring, inset spotlighting to the ceiling, chrome light electrical furnishings and twin square Frankie sinks with a contemporary style mixer tap including a boiling hot water tap. There are further built in units, a contemporary tall style radiator and an opening into a large conservatory.

### **GARDEN ROOM**

25'0" max x 15'0" max (7.62m max x 4.57m max)  
All beautifully finished, this is has PVC double glazed windows which give an outlook and access to the rear garden, three large central heating radiators, a solid roof installed approximately 3 years ago with inset spotlighting and luxury vinyl tiled flooring.

### **FIRST FLOOR GALLERIED LANDING**

With timber and glass balustrade, ornate corning to the ceiling, inset spotlighting, a smoke alarm and a deep built in cupboard which houses the Baxi hot water boiler and supplies a pressurised hot water cylinder (which gives mains pressure throughout the remainder of the property) and a Hive Smart Control system.

### **BEDROOM 1**

21'6" x 11'9" (6.55m x 3.58m)  
A very large double bedroom, (originally 2 bedrooms) it has a range of fitted bedroom furniture concealing hanging rail and storage with a central display cabinet, there are two PVC double glazed windows to the front and rear elevations, two central heating radiators, inset spotlighting to the ceiling and a door into the en suite shower room.

### **EN SUITE SHOWER ROOM**

This has a modern shower enclosure with a rainfall style

shower head and a remote switch, a wash basin inset to a vanity unit and a low flush W/C. There is modern waterproof walling, a coordinating ceiling, inset spotlighting with an extractor fan, luxury vinyl tiled flooring plus a contemporary style towel radiator and a PVC double glazed window.

## **BEDROOM 2**

13'4" max x 9'9" (4.06m max x 2.97m)

A good sized second double bedroom, it has a range of fitted bedroom furniture, a PVC double glazed window with an outlook over the property's rear garden and woodland beyond, inset spotlighting, ornate cornicing, an access point into the loft space and a door to the en suite bathroom.

## **EN SUITE BATHROOM**

Fitted with a white suite comprising of a panelled bath, a wash hand basin and a low flush W/C. There is tiling to the four walls, a waterproof style ceiling with inset spotlighting, an extractor fan, a contemporary style towel rail/ radiator and vinyl flooring.

## **BEDROOM 3**

13'4" max x 9'9" (4.06m max x 2.97m)

A good sized double bedroom, it has a range of fitted wardrobes concealing hanging rail and storage with floor to ceiling sliding doors, a PVC double glazed window, inset spotlighting to the ceiling, ornate cornicing and a central heating radiator.

## **BEDROOM 4**

10'8" max x 8'4" (3.25m max x 2.54m)

Presently used as a dressing room, there is a PVC double glazed window to the front, a double panel central heating radiator, ornate cornicing, inset spotlighting to the ceiling and deep in built wardrobes concealing hanging rail and storage.

## **BATHROOM**

Fitted with a contemporary free standing bath, a wash basin set onto a vanity top and a low flush W/C. There is tiling to the four walls including coordinating floor tiles, a PVC double glazed window, inset spotlighting to a waterproof ceiling, a modern column style radiator and a towel rail.

## **ANNEXE - LIVING AREA**

14'8" x 13'8" (4.47m x 4.17m)

An internal door from the kitchen leads into a separate annexe which can also be accessed directly from the front elevation. It is finished with white oak flooring, a PVC double glaze window, a double panel central heating radiator, coving, a central ceiling light and a staircase leading to the first floor accommodation. There is a deep understairs storage cupboard and a broad opening which leads through to the kitchen.

## **ANNEXE - KITCHEN**

13'8" x 6'2" (4.17m x 1.88m)

The kitchen is fitted with a range of high and low level units and a single drainer 1 1/2 bowl stainless steel sink unit with a contemporary style mixer tap, plumbing for an automatic washing machine and space for a tumble dryer etc. There is a NEFF four ring ceramic hob with an extractor hood above and an integrated oven beneath and concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies domestic hot water and central heating systems for the annexe. With double glazed sliding patio doors which lead out onto a balcony and the rear garden itself, a central ceiling light and a coving to the ceiling.

## **ANNEXE - FIRST FLOOR LANDING**

This has doors to the bedroom and bathroom.

## **ANNEXE - BEDROOM**

14'10" x 13'6" (4.52m x 4.11m)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator, white oak flooring, coving, an access point into the loft space and a central ceiling pendant light.

## **ANNEXE - BATHROOM**

Fitted with a white suite comprising of a corner bath, a wash hand basin and a low flush W/C, there is tiling to the bathing and splashback areas including coordinating floor tiling, a central heating radiator, a PVC double glazed window, a central ceiling light and coving to the ceiling.

## **OUTSIDE**

The property stands on an attractive plot in a quiet position adjoining woodland. The garden wraps around the property and provides ample parking which leads to a detached double garage.

## **GARAGE**

## **REAR GARDEN**

The rear garden feels very secluded and private, not overlooked, it backs on to woodland.

## **AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating system. Two separate boilers age main dwelling????, Annexe ????.

COUNCIL TAX - Band F.

BROADBAND - Superfast broadband is available with download speeds of up to 53 mbps and upload speeds of up to 10 mbps. The vendor is leaving a Starlink satellite booster included in the purchase price.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

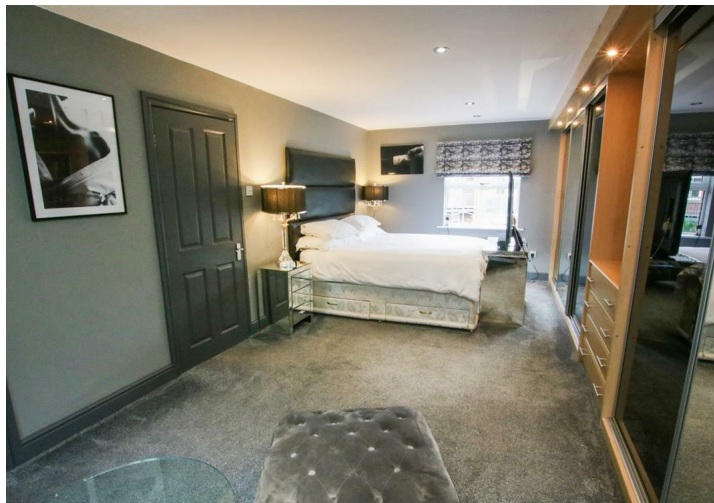
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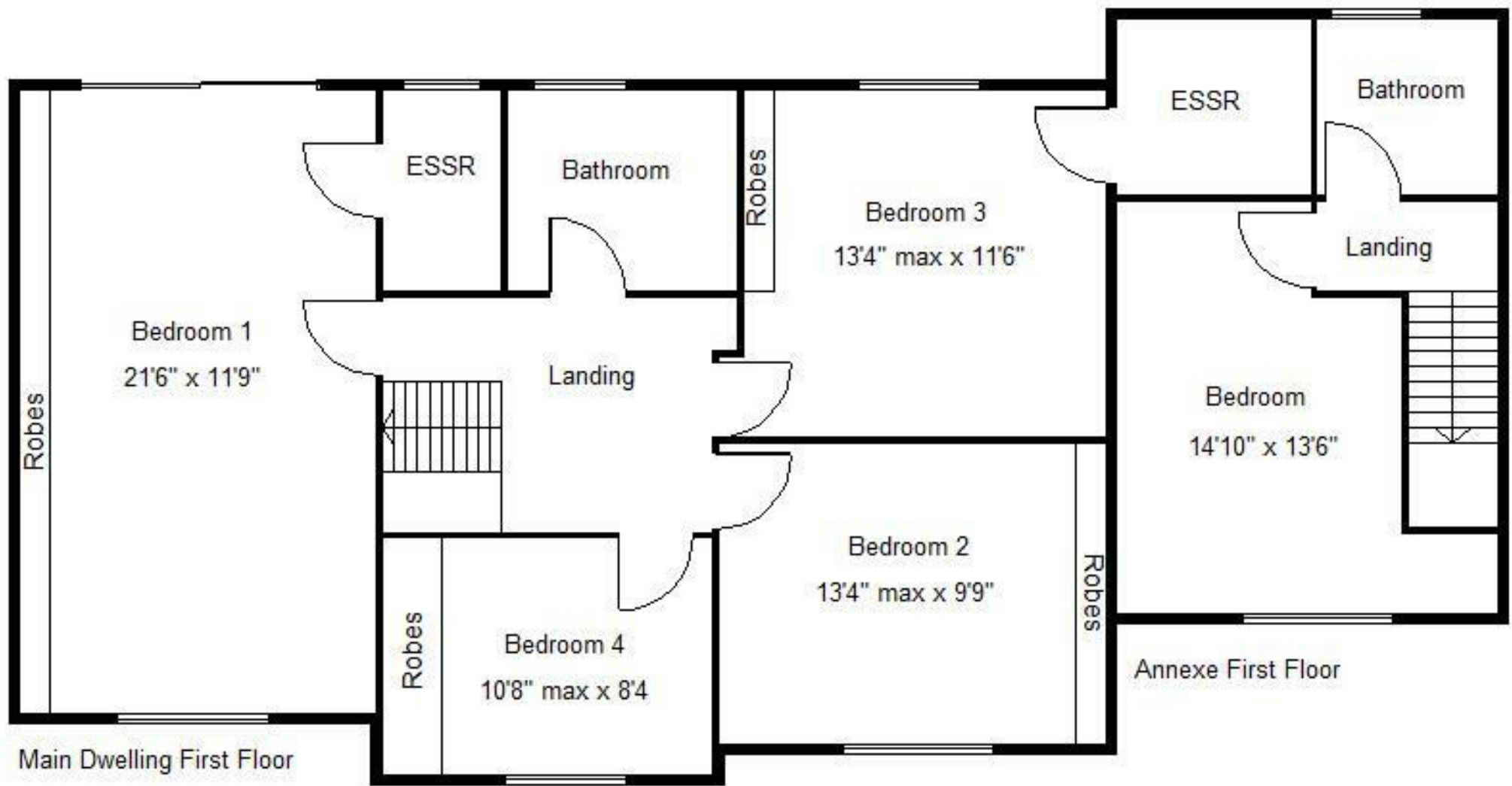
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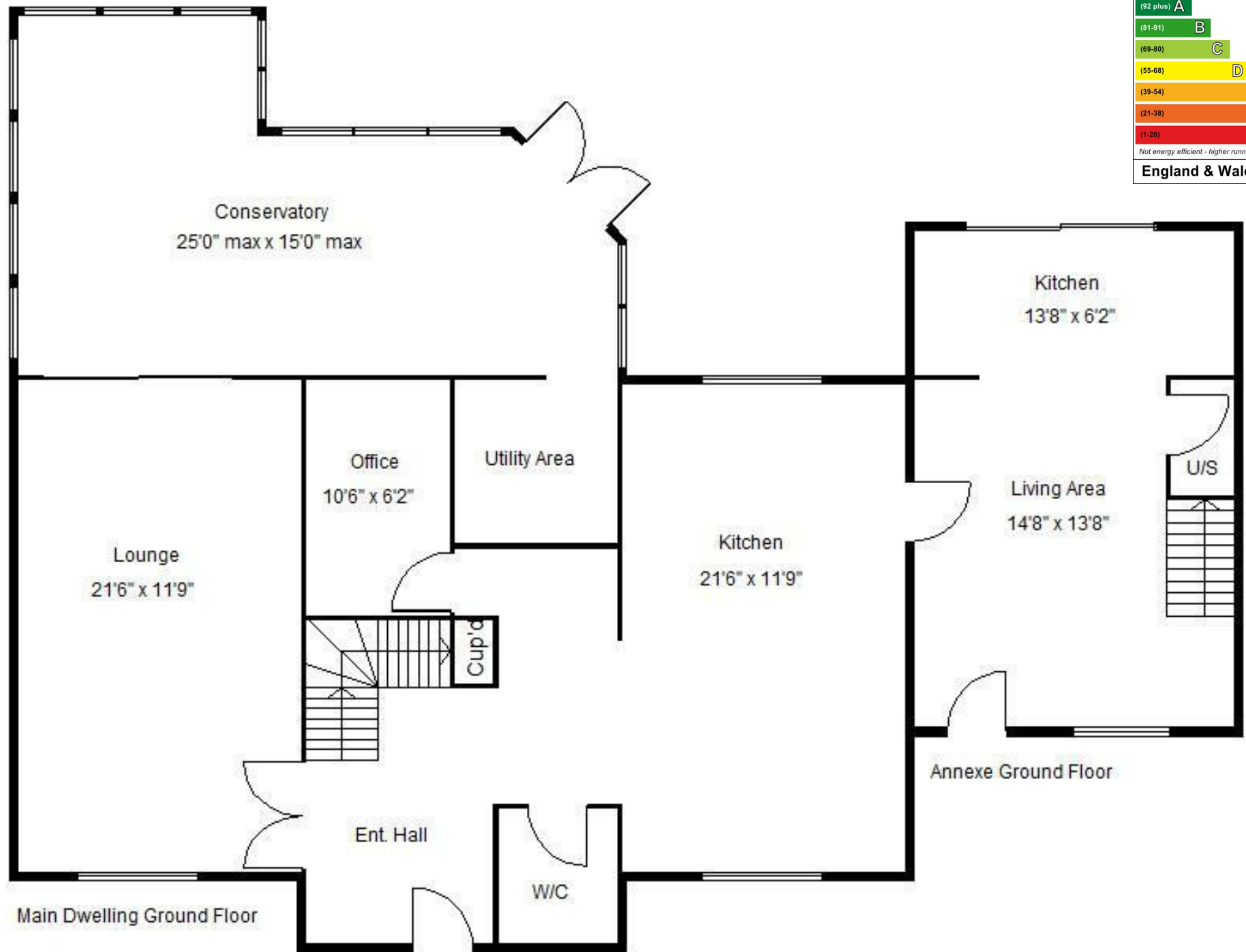
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

