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St. Bartholomews Rise, Bessacarr, Doncaster, DN4 6LS  
Guide Price £550,000



**SUBSTANTIAL STONE BUILT 4/5 BEDROOM DETACHED HOUSE / BEAUTIFUL CONSERVATION AREA / DOUBLE GARAGE WITH STUDIO/B5 OVER / WELL PROPORTIONED ROOMS / PVC CONSERVATORY / LARGE CONTEMPORARY BREAKFAST KITCHEN / EN-SUITE SHOWER ROOM / GORGEOUS SETTING THEREFORE VIEWING ESSENTIAL //**

Set back in this quiet relatively unknown cul-de-sac, St. Bartholomews' Rise sits within Bessacarr's tree lined conservation area, a small exclusive stone built development of 3 detached houses. The Sycamores, is a substantial dwelling offering well presented and and well proportioned rooms. It has a gas central heating system, double glazing and briefly comprises: Large entrance hall, dual aspect lounge which opens into a PVC conservatory, separate dining room, beautiful large modern breakfast kitchen, fitted with light grey cabinets and granite worktops and includes integrated appliances, large separate utility room and a ground floor wc. On the first floor there is a feature galleried landing, a large principle bedroom with a contemporary en-suite shower room off, 3 further bedrooms, plus a large studio room over the double garage. This makes a 5th bedroom or separate office (as it can be used independently from the main dwelling if required), 4 piece house bathroom with a separate shower enclosure. Outside the property stands in beautiful manicured gardens, there is a double driveway leading to a double garage, plus space for additional parking to the side. Relatively central location with access to Lakeside retail and leisure, the City Centre and access to the motorway networks. **EARLY VIEWING IS RECOMMENDED.**

**ACCOMMODATION**  
A canopy give shelter to a timber casement double glazed entrance door with matching side screens, and leads into the property's entrance hall.

**ENTRANCE HALL**  
A beautiful hall with a feature quarter turn staircase to the first floor, a modern laminate flooring, central heating radiator, coving to the ceiling and a central ceiling light.

**LOUNGE**  
21'7 x 14'0" (6.58m x 4.27m)  
A large room, it has a feature central fireplace inset into a 'Adam' style surround. there are two double panel central heating radiators, coving to the ceiling, two ceiling light points. From the far end sliding doors continue into a double glazed conservatory.

**PVC CONSERVATORY**  
14'0" x 11'6" (4.27m x 3.51m)  
A beautiful room which has a double glazed glass roof, pvc double glazed double opening doors which gives access into the rear garden, laminate flooring, power and light laid on.

**DINING ROOM**  
13'4" x 11'9" (4.06m x 3.58m)  
This is a good sized second reception room, it has a timber casement double glazed window with an outlook to the rear with fitted plantation blinds, a central heating radiator, laminate flooring, ornate cornicing, central ceiling rose and a decorative wall frieze.

**SNUG / OFFICE**  
10'6" x 6'6" (3.20m x 1.98m)  
A useful additional space, it has a timber casement double glazed window with fitted plantation blinds, central heating radiator, laminate flooring, ornate ornamental beam and coving to the ceiling.

**BREAKFAST KITCHEN**  
18'4" x 13'0" max (5.59m x 3.96m max)  
All beautifully finished with a range of modern light grey high and low level units with handleless doors, a contrasting granite work surface. There is a four ring ceramic induction hob with extraction hood above, integrated double over, integrated fridge and freezer, and an integrated dishwasher. There is modern sink with a contemporary style mixer tap, feature under lighting , tiled splashbacks with coordinating tiled flooring, central heating radiator, inset spotlighting to the ceiling, and a timber casement double glazed window which gives a lovely view out onto the property's rear garden. A door from here continues into a separate utility room.

**MOBILE COVERAGE** - Coverage is available with EE, Three, 02 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.

**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange

**UTILITY ROOM**  
11'0" max x 10'5" max (3.35m max x 3.18m max)  
This is fitted with matching cabinet doors, work surface over, composite sink unit with mixer tap, plumbing for automatic washing machine, room for additional freezer, dryer, etc. There is continuation of the tiled flooring, a timber casement double glazed exterior door, and a side window. Coving to the ceiling, inset spotlight to the ceiling, deep built in pantry style cupboard.

There is an integral door from the utility giving access into the garage.

**GROUND FLOOR W/C**  
Fitted with a modern two piece suite comprising of a low flush w/c, wash hand basin, tiling to the walls, central heating radiator, double glazed window and co-coordinating tiled floor.

**FEATURE GALLEREIED LANDING**  
This has a double glazed window with fitted plantation blinds, central heating radiator, coving to the ceiling, ceiling light, and doors leading to bedrooms and bathroom. There is a tall built in storage cupboard which houses the hot water cylinder with linen storage, etc.

**PRINCIPLE BEDROOM**  
14'0" max x 13'4" (4.27m max x 4.06m)  
This is a beautiful large double bedroom, it has a timber casement double glazed window with fitted plantation blinds, central heating radiator, coving, ceiling light. A door from here leads into a contemporary en-suite.

**CONTEMPORARY SHOWER ROOM**  
Upgraded and fitted with a modern suite that comprises of a frameless style glass door with a shower tray, floating wash hand basin, low flush w/c, contemporary towel rail/ radiator, tiling to the four walls, laminate floor covering, inset spotlights to the ceiling and double glazed velux window and inset spotlight.

**BEDROOM 2**  
12'1" x 11'9" (3.68m x 3.58m)  
A good sized second double bedroom, it has a range of fitted bedroom furniture, double glazed window with fitted plantation blinds, central heating radiator, laminate flooring, coving and a ceiling light.

**BEDROOM 3**  
9'7" x 8'7" (2.92m x 2.62m)  
This has a timber casement double glazed window to the side, central heating radiator, coving to the ceiling, ceiling light and fitted bedroom furniture.

From here a second door gives access to a separate studio type room.

of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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**STUDIO / BEDROOM 5**  
28'6" x 9'10" (8.69m x 3.00m)  
Situated over the garage, it is a large and versatile space, it can be used as part of the main dwelling or independently, courtesy of a second staircase from the garage. Today is a studio and has a feature log burner, and conventional radiators, there are two double glazed velux windows plus a timber casement double glazed window to the side.

**BEDROOM 4**  
10'9" x 8'0" (3.28m x 2.44m)  
This has a timber casement double glazed window to the front, fitted bedroom furniture, central heating radiator, coving to the ceiling and a central ceiling light.

**HOUSE BATHROOM**  
This is fitted with a modern four piece suite which comprises of a panelled bath inset to a tiled surround, pedestal wash hand basin, low flush w/c, separate shower enclosure with mains plumb thermostatic shower, spot lighting, extractor fan, double glazed timber casement window with fitted plantation blind, laminate flooring and a contemporary towel rail/ radiator.

**OUTSIDE**  
The property sits on an attractive plot, it is approached via a double width blocked paved driveway which in turn leads to a double garage. There is gated access to both sides and leads into the rear garden.

The rear garden feels very private, a lovely enclosed garden with a feature paved patio and sitting area, this in turn leads onto a formal lawn. There are shaped flower beds and borders all beautifully manicured providing an abundance of colour during the summer months.

**AGENTS NOTES:**  
**TENURE** - FREEHOLD.

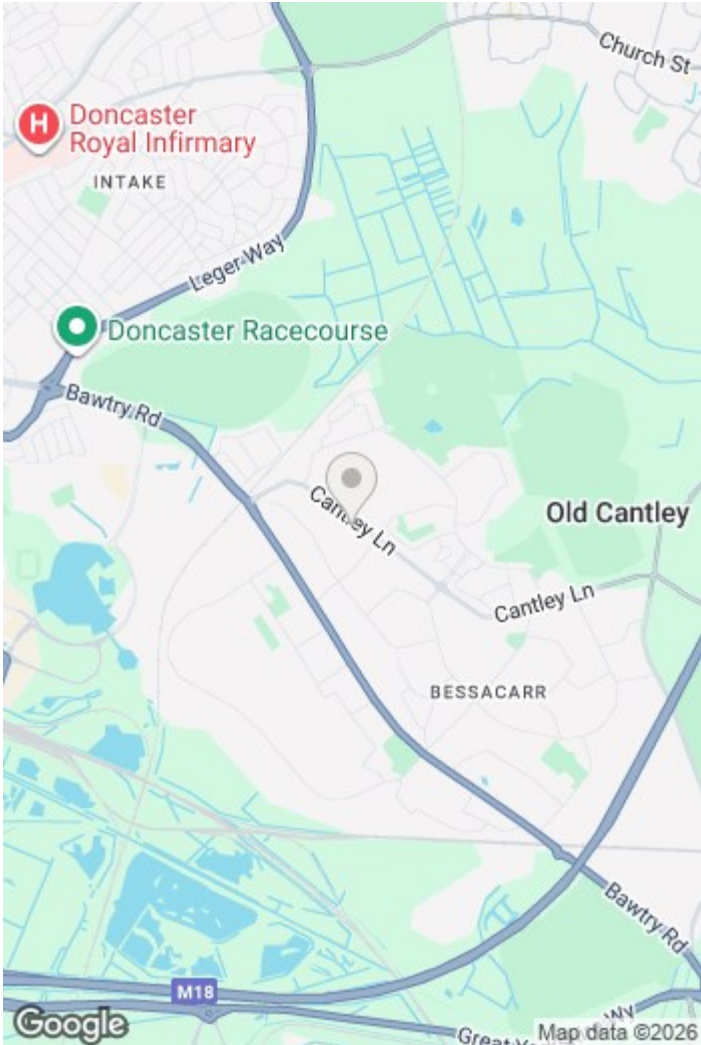
**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - Timber casement double glazing. Age of units various.

**HEATING** - Gas radiator central heating. Age of boiler ?????

**COUNCIL TAX** - Band F

**BROADBAND** - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.



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