



Oak Tree Road, Bawtry DONCASTER DN10 6LD



**william
h brown**

welcome to

Oak Tree Road, Bawtry DONCASTER

WELL PRESENTED detached house in the sought after area of Bawtry. Benefiting from spacious living accommodation including FOUR GENEROUS sized DOUBLE BEDROOMS and TWO EN-SUITE'S plus long driveway and double garage. Viewing highly recommended.



Ground Floor Accommodation

Entrance Hall

Welcoming reception hall housing the staircase to the galleried landing. Having a central heating radiator and doors leading to the ground floor reception rooms.

Cloakroom

Fitted with a wc and vanity wash hand basin. Front facing double glazed window with obscure glass and a central heating radiator.

Lounge

25' 1" + bay x 11' 5" max (7.65m + bay x 3.48m max)
Cosy main reception room having a dual aspect brick feature fireplace and chimney breast. Central heating radiator, front and two rear facing double glazed windows.

Dining Area

13' 11" x 9' 2" + opening to lounge (4.24m x 2.79m + opening to lounge)
Spacious dining area open to the lounge and having a dual aspect brick fireplace and chimney breast, central heating radiator and two rear facing double glazed windows.

Kitchen

25' x 12' 10" max (7.62m x 3.91m max)
Beautiful kitchen fitted with an extensive range of wall and base units, complimentary worktops with inset sink and drainer and splash back tiling. Benefiting from integrated dishwasher and having space for a fridge/freezer and range style cooker. Double glazed French doors to the rear garden, tiled flooring, spot lights to the ceiling and central heating radiator.

Utility Room

9' 2" x 5' 3" (2.79m x 1.60m)
Range of low level cupboard units with inset stainless steel sink and worktop, plumbing for washing machine and tumble dryer. Internal access to the garage.

First Floor Accommodation

Split Galleried Landing

Bedroom One

20' 2" + fitted wardrobes x 16' 3" reduced head height narrowing to 9' 5" (6.15m + fitted wardrobes x 4.95m reduced head height narrowing to 2.87m)
Main bedroom having two front facing double glazed windows and two central heating radiators

En Suite

Fitted with a walk in shower, wc and wash hand basin. Sky light, tiled flooring and spot lights to the ceiling.

Bedroom Two

25' 1" reduced head height x 11' 5" narrowing to 7' 6" (7.65m reduced head height x 3.48m narrowing to 2.29m)
Double bedroom having a front and rear facing double glazed window, two central heating radiators.

En Suite

Having tiled flooring the en suite has spotlights from the ceiling, a central heating radiator, Wc and shower basin

Bedroom Three

12' 11" x 11' + door recess (3.94m x 3.35m + door recess)
Double bedroom having a rear facing double glazed window and a central heating radiator

Bedroom Four

13' 11" x 9' 9" + door recess (4.24m x 2.97m + door recess)
Double bedroom having a rear facing double glazed window and a central heating radiator

Bathroom

Main family bathroom fitted with a walk in shower, wash hand basin, bath and wc. Heated towel rail, spotlights to the ceiling and tiled flooring.

External

To the front of the property is a long gated driveway providing off road parking for several cars. Side pedestrian access leads to the tiered rear garden is fully enclosed with lawn, well stocked raised borders, decked patio area and lighting.

Garage

16' 1" x 15' 10" (4.90m x 4.83m)
Double garage having an electric door and power and light connected.



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welcome to

Oak Tree Road, Bawtry DONCASTER

- Deceptively Spacious Detached House
- Well Presented
- Four Double Bedrooms
- Two En-suite's & Family Bathroom
- Council Tax Band F

Tenure: Freehold EPC Rating: D

offers in the region of

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107281 - 0004

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