



Oaklands Drive,
Doncaster,
DN11 8NQ

£325,000



**!BUNGALOW WITH SEPARATE ONE
BEDROOM ANNEX!**

GUIDE PRICE £325000 TO £350000.

Tucked away in a quiet cul de sac in the rural
retreat of Styrrup with countryside views to the
rear, this three bedroom detached bungalow
with a further separate one bedroom annex is
being sold with NO CHAIN complications and
early viewing is highly recommended,



DESCRIPTION

Briefly the property comprises entrance porch, hallway, lounge, conservatory, kitchen, three bedrooms and bathroom, whilst outside are gardens to the front and rear with driveway to the side facilitating off street parking for multiple vehicles. The separate annex has lounge, bedroom, kitchen, shower room, and workshop and access to the rear garden. Styrrup is a village lying three miles southwest of the market town of Bawtry which has a wealth of amenities including shops, boutiques, restaurants, pubs, library, medical centre and the Crown Hotel. The village is one mile from the A1M and the east coast mainline is a short drive away at Retford and Doncaster. Styrrup Hall Golf and Country Club is situated to the north of the village.

ACCOMMODATION

White double uPVC glass panelled doors leading into the Porch which has tiled flooring and coat hangers. Further white uPVC door with glass panels leads into:

L SHAPED ENTRANCE HALLWAY 12'9" x 13'10" to its maximum dimensions
Providing access to lounge, kitchen and bedrooms, loft access, cupboard housing the Ideal boiler, a further two cupboards, one housing the electric and gas meters and fuse box, wall mounted thermostat, spotlights and smoke alarm to ceiling, wood panel flooring and radiator.

LOUNGE 19'2" x 10'10"
Wall mounted electric flame effect fire, TV point, dimmer switch, spotlights to ceiling, bay window, two radiators and door leading into:

KITCHEN 11'8" x 12'3"
Wall and base units in white with black quartz worktops, built in Zanussi oven, four ring gas hob with extractor over, central matching breakfasting island with integrated dishwasher, one and a half stainless steel sink with mixer tap, space for American style fridge freezer, two towel rails, tiled flooring, spotlights to ceiling, windows to the rear and side elevations, white uPVC door with glass panel to the side elevation, radiator.

BEDROOM ONE 10'5" x 10'11"
Two built in wardrobes, TV point, wood panel flooring, spotlights to ceiling, window to the front elevation and radiator.

BEDROOM TWO 10'2" x 13'2"
Two built in wardrobes, TV point, wood panel flooring, spotlights to ceiling, window to the rear elevation and radiator.

BEDROOM THREE 7'11" x 7'3"
Built in cupboard, wood panel flooring, spotlights to ceiling, double uPVC doors leading into:

CONSERVATORY 9'8" x 13'2"
Wood panel flooring, radiator, and double doors opening to the rear garden.

BATHROOM
Matching white suite comprising corner bath with shower over, wall sink, low level flush w.c., extractor fan and spotlights to ceiling, tiled walls and flooring, cupboard, window to the rear elevation and radiator.

EXTERNALLY
The front of the property is laid to lawn with gated access to one side leading to the annex and rear of the property and drive to the other side allowing off street parking for multiple vehicles.
The rear of the property is laid to lawn, stone chip and paved areas with a metal fence and views over the fields and countryside beyond, tap and security lights, water feature and lamp post.

ANNEX
Accessed via a white uPVC door to the rear which leads into:

KITCHEN DINER 18'4" x 14'10" to maximum dimensions
Irregular shape with modern wall and base units plus complimentary worktops, built in Beko oven with four ring induction hob, one and a half stainless steel sink with mixer tap, spotlights to ceiling, loft hatch, laminate flooring, window to the side elevation and doors into the lounge and shower room.

LOUNGE 16'8" x 12'11"
TV point, four wall lights, two sets of French doors opening to the rear garden one with side panels.

BEDROOM 9'5" x 16'0"
Built in wardrobe and cupboard housing Valliant boiler, vinyl flooring, bay window to the rear elevation, radiator and door into the workshop.

SHOWER ROOM 7'0" x 7'3"
Tiled throughout with shower unit, wall mounted wash hand basin, low level flush w.c., chrome towel radiator, extractor fan, spotlights to ceiling, window to the front elevation.

WORKSHOP TO ANNEX 9'1" x 15'11"
Accessed from the bedroom and a white uPVC door from the garden, workbench, wall mounted fuse box, window to the rear elevation and radiator

COUNCIL TAX
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'C'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

Tenure: Freehold
Council Tax Band: C

Ground Floor
94 sq m/1011.80 sq ft
Approx.

Annex
71 sq m/764.23 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2024

- THREE BEDROOM BUNGALOW WITH ONE BEDROOM ANNEX
- VILLAGE LOCATON
- QUIET CUL DE SAC
- GARDENS FRONT AND REAR
- CONSERVATORY
- ANNEX - KITCHEN DINER, LOUNGE & SHOWER ROOM
- WORKSHOP TO ANNEX
- COUNTRYSIDE VIEWS TO REAR
- VIEWING HIGHLY RECOMMENDED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.