

## Oaklands, Doncaster

£630,000

\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £630000\*\*\*

3Keys Property are delighted to present this substantial 4 bedroom detached property which benefits from an Annex which provides an additional 5th bedroom. Offered in ready to move into condition, with stunning kitchen/breakfasting room, 3 bathrooms to the main first floor accommodation and 2 large reception rooms. The annex is attached to the main property with its own separate access and is self contained with kitchen, bathroom, lounge and double bedroom. With double garage and parking for 4 cars, this property provides the perfect accommodation for a large family. To view, contact 3Keys Property today 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME WITH ANNEX
- LARGE LOUNGE & CONSERVATORY WITH INSULATED ROOF
- UTILITY & GROUND FLOOR W/C
- 2ND DOUBLE BEDROOM WITH FITTED WARDROBES AND ENSUITE
- FAMILY BATHROOM WITH STANDALONE BATH
- ANNEX WITH LOUNGE, KITCHEN, BATHROOM & BEDROOM
- STUNNING KITCHEN/BREAKFASTING ROOM WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- 2 FURTHER DOUBLE BEDROOMS WITH FITTED WARDROBES
- DETACHED DOUBLE GARAGE WITH PARKING FOR SEVERAL CARS

**PROPERTY DESCRIPTION**

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3Keys Property are delighted to present this substantial 4 bedroom detached property. Nestled at the top of this exclusive cul de sac off Warrington Lane, Bessacarr, this beautiful family home benefits from an independent annex which provides an additional 5th bedroom. Offered in ready to move into condition, with stunning kitchen/breakfasting room, 3 bathrooms to the main first floor accommodation and 2 large reception rooms. The annex is attached to the main property with its own separate access and is self contained with kitchen, bathroom, lounge and double bedroom. With double garage and parking for 4 cars, this property provides the perfect accommodation for a large family.

Accommodation briefly comprises of the following; Main House - Entrance hall, lounge, kitchen/breakfasting room, study, large sunroom, ground floor wc, utility area, landing, 4 double bedrooms with fitted wardrobes, 2 ensuite bathrooms and a family bathroom.

Annex has open plan lounge and kitchen, landing, family bathroom and double bedroom.

**GROUND FLOOR**

A welcoming spacious entrance hall which gives access to the kitchen/breakfasting room, lounge, study, ground floor wc and stairs to the first floor accommodation. The floor is grey wood effect, high quality laminate which flows seamlessly to the kitchen/breakfasting room, sun room and ground floor wc. Designer radiator, spot lighting, side access window and understairs cupboard.

The large lounge has front aspect window and rear aspect sliding doors which give access to the spacious sun room. The floor is wood and there is single pendant light fitting and 2 radiators.

One of the highlights of this property is the stunning kitchen/breakfasting room which is fully fitted with floor to ceiling units, integrated appliances which include double oven, 2 induction hobs with inbuilt extractor, microwave, plate warming tray, dish washer, wine cooler and plumbing for the washing machine. There is a large central island with Corian work top which provides generous dining space, making this a fabulous room for entertaining or spending time with the family. There is spot lighting throughout and a designer radiator. Front and rear aspect windows and access to utility area which is fitted with matching floor to ceiling units and space for an American style fridge freezer. The kitchen gives internal access to the annex and the sun room.

The sun room is rear aspect with French doors onto the garden. An insulated roof with spot lighting ensures this room can be used in all seasons and benefits from 3 radiators.

Study has rear aspect window, carpet to floor, radiator and single pendant light fitting.

Ground floor wc with hand basin, spot lighting, radiator and side aspect window.

**FIRST FLOOR**

Landing with store cupboard, carpet to floor and access to all 4 double bedrooms and family bathroom.

Principal bedroom has a wide range of fitted wardrobes with sliding doors, front and rear aspect window, carpet to floor, spot lighting, 2 radiators and door to ensuite.

Ensuite to Principal bedroom has rear aspect window, walk in shower, hand basin with unit under, wood effect laminate flooring, spot lights and radiator.

Bedroom 2 has fitted wardrobes, rear aspect window, carpet to floor, spot lighting, radiators and door to ensuite.

Ensuite to bedroom 2 is fully tiled, bath tub, hand basin with unit under, tiled flooring, spot lights and heated towel rail.

Bedroom 3 is a double room and has fitted wardrobes, front aspect window, carpet to floor, spot lighting and radiator.

Bedroom 4 is a further double room and has fitted wardrobes, front aspect window, carpet to floor, spot lighting and radiator.

Family bathroom is fully tiled with stand alone bath tub and hand held shower, wc, hand basin with unit under, spot lighting, heated towel rail and tiled floor.

**ANNEX**

With an independent access door to the front which leads to the open plan lounge/kitchen, stairs to the first floor landing, family bathroom and double bedroom.

The open plan lounge has white oak flooring which flows into the kitchen, front aspect window, radiator, under stair storage cupboard and stairs to the first floor accommodation.

The kitchen is fitted with floor and wall units and has a integrated oven, hob and extractor hood, space for fridge and plumbing for washing machine. Sliding doors give access to the rear garden and the room has single pendant light fitting.

The landing has carpet to the floor and gives access to the bathroom and 5th double bedroom.

Bedroom has wood effect laminate floor, front aspect window, single pendant light fitting and radiator.

The bathroom is part tiled with a tiled floor, corner bath, hand basin, wc, rear aspect window, single pendant light fitting and radiator.

**EXTERNAL**

Nestled at the top of this exclusive cul de sac off Warrington Lane, Bessacarr, this beautiful family home benefits from a large block paved driveway to the front which provides parking for 4 cars. A detached double garage has power and lighting with additional storage above. The block paving borders the property and provides access to the rear garden. The rear garden backs onto woodland and open aspect view which gives a rural feel to this property. The garden is mainly laid to lawn with block paving providing space to sit and enjoy the garden. Mature shrubs and trees border the garden.



Bessacarr is one of the most popular suburbs of Doncaster due to its exclusive leafy residential streets, amenities and highly sought after schools. This property is situated ideally for access to the local motorway network and offers idyllic country walks from your doorstep. To view this property, contact 3Keys Property today 01302 867888.

**AUCTIONEERS ADDITIONAL COMMENTS**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**ADDITIONAL INFORMATION**

- Council Tax Band – F
- EPC rating – C
- Tenure – FREEHOLD
- Boiler - Conventional boiler with storage tank to main property. The annex has a combi boiler.
- Energy - Gas Central heating
- Garage - Double garage with up and over doors.
- Loft - mainly boarded with power and lighting - no fixed ladder.

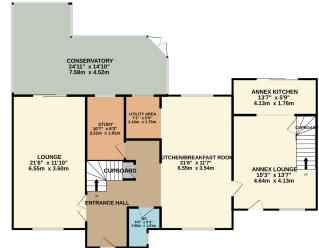
**DISCLAIMER**

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

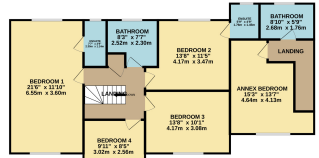
**Offer Procedure**

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR  
1357 sq.ft. (126.1 sq.m.) approx.



1ST FLOOR  
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA: 2432 sq.ft. (226.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency (as far as they are concerned).  
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