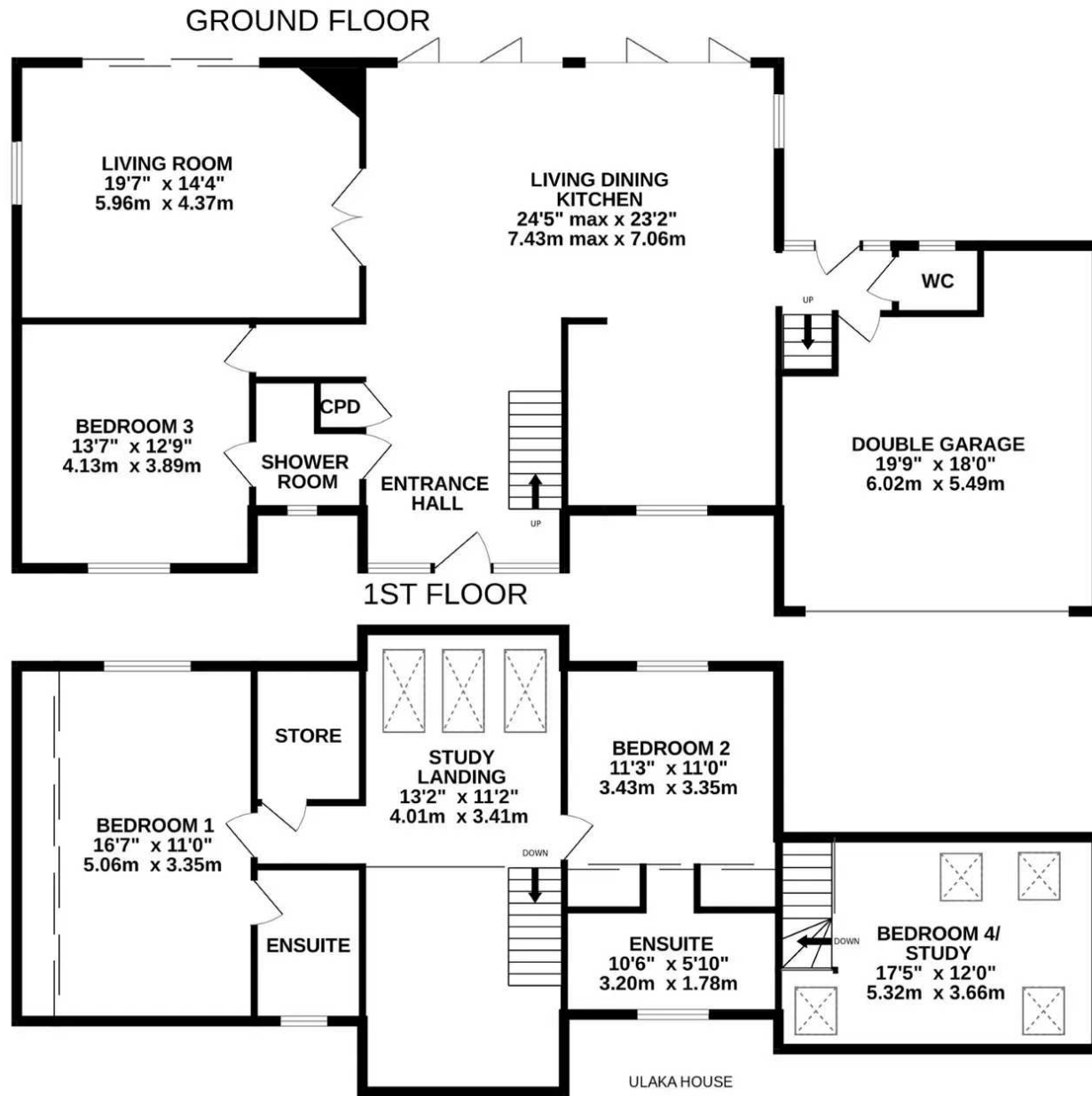




Ulaka, Clayton
Doncaster

In Excess of **£900,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ulaka

Clayton, Doncaster

IN A HALF-ACRE, THIS EXCEPTIONAL DETACHED HOME ENJOYS STUNNING VIEWS OVER ITS EXTENSIVE GARDENS/DRIVE AND LONG DISTANCE SOUTHERLY VIEWS OVER OPEN COUNTRYSIDE. IT IS FINISHED TO A VERY HIGH SPECIFICATION, ENJOYING ALUMINIUM WINDOWS, UNDERFLOOR HEATED MARBLE/OAK THROUGHOUT, POWERED BY A GROUND SOURCE HEAT PUMP AND HAS ACCOMMODATION THAT IS PARTICULARLY WELL PRESENTED AND VERY FLEXIBLE. THE MODERN THREE/FOUR BEDROOM LAYOUT HAS A DELIGHTFUL DOUBLE HEIGHT OPEN PLAN ATRIUM LEADING TO THE LIVING DINING KITCHEN. THERE IS A BEAUTIFUL SITTING ROOM, DOUBLE BEDROOM AND EN-SUITE TO THE GROUND FLOOR, HOME OFFICE/STUDIO (POTENTIAL FOURTH BEDROOM), TWO FURTHER DOUBLE BEDROOMS BOTH WITH EN-SUITES. A HOME WHICH MUST BE VIEWED TO BE FULLY APPRECIATED WITH EXTENSIVE DRIVE, A DOUBLE GARAGE, DOWNSTAIRS W.C AND A MAGNIFICENT WELL PROPORTIONED PLOT, THIS HOME IS A CREDIT TO ITS OWNERS IN TERMS OF STYLE, SPECIFICATION AND PRESENTATION. IN A HIGHLY COMMUTABLE LOCATION HAVING CONNECTIONS TO THE A1 MOTORWAY, BEING JUST 11 MINUTES AWAY.

Council Tax band: E

Tenure: Freehold

EPC Environmental Impact Rating: B

EPC Energy Efficiency Rating: C

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GLASS ATRIUM ENTRANCE

A fabulous double height glazed Atrium entrance, gives access through to the property's super entrance hallway.

ENTRANCE HALLWAY

This is perhaps best demonstrated by the floor layout plan and photographs. The open plan full height space takes full advantage of the views out over the gardens and the southerly aspect; with large windows on the first floor landing allowing vast amounts of natural light down into the space, and bi-fold doors provide lovely views out over the gardens even from the entrance door. Light and space has been a major feature of this architecturally designed home. Stylish features are in abundance and not least is the superb cantilever Stainless steel/Oak staircase with glazed balustrading which carries on up to the sitting first floor mezzanine landing area. The entrance hallway is of a particularly good size, floored with marble and has fabulous chandelier points to the ceiling, oak door leads through to the downstairs W.C/shower room.

DOWNSTAIRS W.C./SHOWER ROOM

This is beautifully fitted and has a concealed cistern W.C, stylish wash hand basin with illuminated mirror over and good sized shower cubicle with chrome fittings.

CLOAKS CUPBOARD

Once again fitted with an oak door, the cloaks cupboard is of a good size.

DINING LIVING AREA

The marble flooring continues through from the entrance hall area and the bifold doors provide huge amounts of natural light and direct access out to the rear gardens. There are provisions for wall mounted TV and beautiful lighting points to the ceiling including inset spotlighting. The adjoining kitchen with breakfast bar, is as the photographs suggests particularly clean in lines and finish. It is of extremely high quality and there is a fabulous amount of working surfaces. There is a bank of high-end German appliances which includes two plate warming drawers, coffee machine, combination microwave, centrally located oven, drinks fridge, integrated AEG dishwasher and Zanussi washer dryer. The AEG induction hob is flush set and has a fabulous overhead extractor fan with inset overhead spotlights.



INNER LOBBY

This lobby, adjoining the kitchen, provides access to the rear garden via glazed rear door with windows to either side leading. It also provides access to the fabulous solid Oak staircase, which leads up to bedroom four/home office and personal fire door through to the property's integral double garage.

DOWNSTAIRS W.C

Further downstairs W.C off the lobby from the kitchen area. A doorway gives access to a further downstairs W.C with stylish low levelled W.C and wash hand basin, obscured glazed window and inset spotlighting to the ceiling.







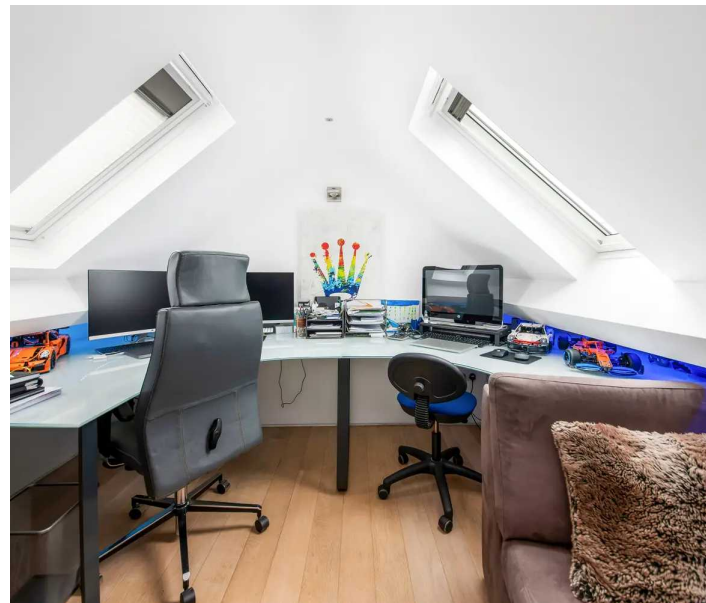
LOUNGE

Twin glazed doors lead through to the sitting room. This has beautiful oak flooring and is tastefully decorated as a fabulous ceiling feature and window to the side, there is a virtual full bank of glazing with centrally located sliding doors giving direct access out to the gardens. The room has a provision for wall mounted TV and stylish spotlighting.



BEDROOM FOUR/HOME OFFICE

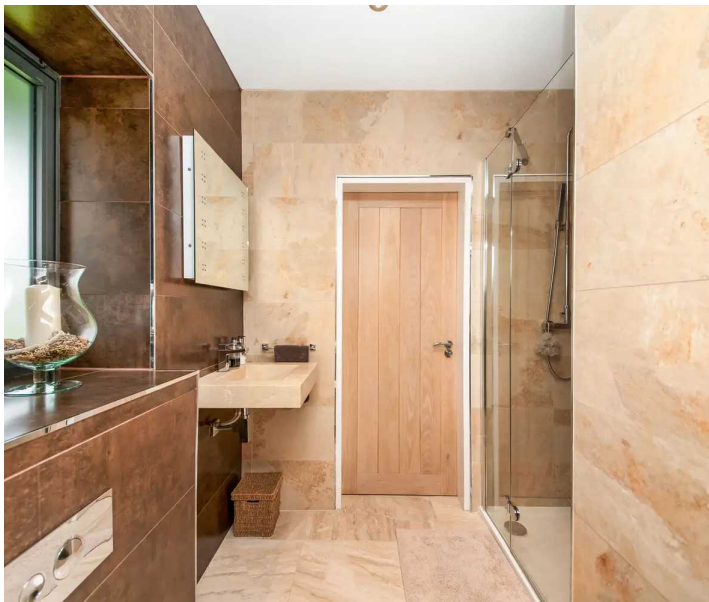
This is perhaps best demonstrated by the floor layout plan and photographs. It is a room with four Velux windows, fabulous under eaves storage, delightful oak flooring, inset spotlighting. It is currently used as a home office and race stimulation area; it has been kept open plan for family use but could easily be adapted to create bedroom four.





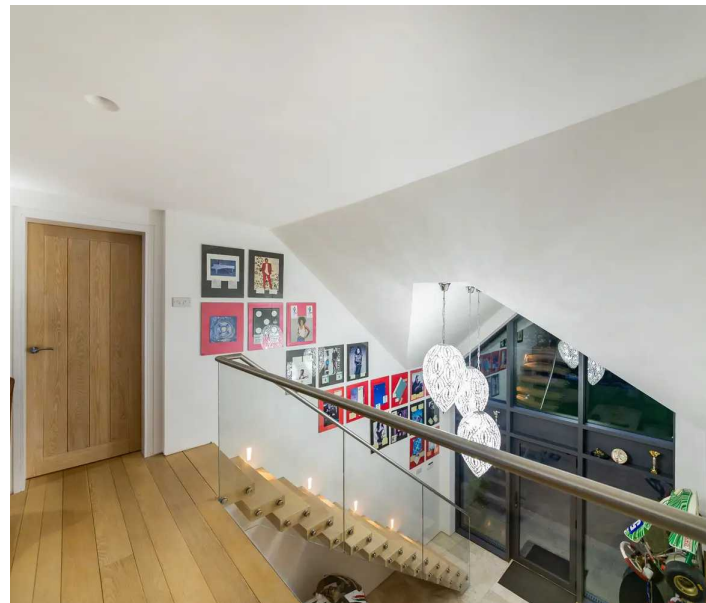
BEDROOM THREE

Also on the ground floor is bedroom three, a beautiful North elevation double bedroom which has the flexibility of being able to be used as a further room if so desired. It has a doorway which leads through to the downstairs W.C/shower room and therefore acting as an en-suite. The room is of a particularly good size, it has beautiful oak flooring, central chandelier points and broad window that gives a lovely outlook over the property's front garden and village scene beyond. The stylish staircase as previously mentioned rises up to a sitting first floor landing.



FIRST FLOOR MEZZANINE LANDING

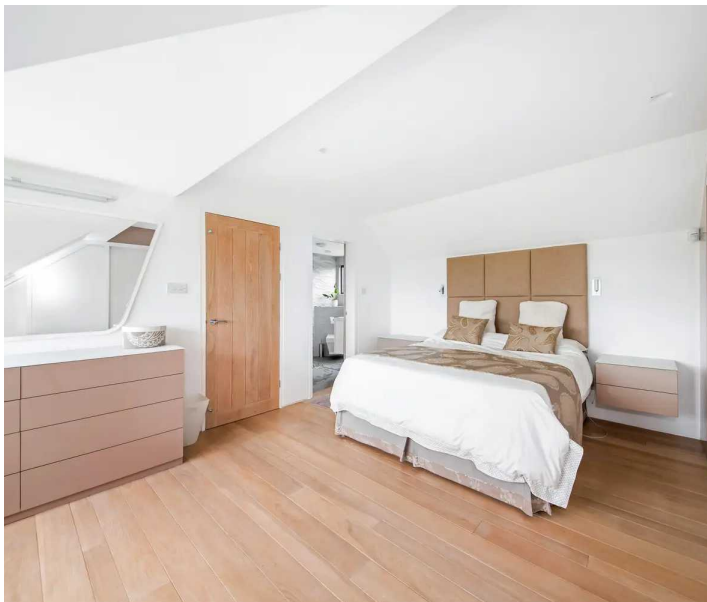
This enjoys stunning views out over the rear gardens and long distance views beyond, over farmland and in a southerly direction. This is courtesy of six large Velux windows, the area is particularly versatile and spacious. The first floor landing also has a large walk in store cupboard which is also home for the com's cabinet giving internet throughout the property. There is a loft access point and inset spotlighting to the ceiling.





BEDROOM ONE

A beautiful large double bedroom with a huge amount of in built bedroom furniture and banks of robes to one side, all is exquisitely finished. There is a broad bank of windows giving a lovely view out over the property's rear gardens, grounds and neighbouring farmland and long distance views beyond. The room also has oak flooring and inset spotlighting to the ceiling along wall light points.



BEDROOM ONE EN-SUITE

Perhaps best demonstrated by the photographs. The en-suite is superbly finished and has tiling to the full ceiling height, high quality flooring particularly to the wet room style shower area with high quality chrome fittings, concealed cistern wall mounted W.C, twin vanity unit with mixer taps above and storage cupboards beneath, illuminated mirror with shaver socket and lovely view out over the property's gardens and village scene beyond.

BEDROOM TWO

Across the landing is bedroom two. Once again, a delightful double bedroom with continuation of the oak flooring. This bedroom once again, enjoys a stunning view out over the rear gardens, grounds, and fields beyond. There is a bank of in built robes which provide a huge amount of storage space, provisions for wall mounted TV, in built cabinet and spotlighting to the ceiling, wall light points and the central area gives access through to the en-suite.



BEDROOM TWO EN-SUITE

The en-suite is once again superbly finished and has fabulous flooring, wet room style shower with delightful chrome fittings, concealed cistern wall mounted wash hand basin, stylish vanity unit with circular porcelain wash hand basin and chrome mixer tap, over bath with microphone style shower attachment, chrome heated towel rail, extractor fan, inset spotlighting, ceramic tiling to the full ceiling height and a lovely view out over the gardens and beyond.





DOUBLE GARAGE

As previously mentioned on the ground floor level, a personal fire door gives access to the double garage. The garage houses the NIBE Ground Source heat pump. The garage is of a good size and has an up and over automated remote operated door, there is a workshop/storage area, high levelled window, the garage has painted floor and walls, and is well equipped for workshop purposes and has a stainless steel sink unit.

OUTSIDE

Once again, as the photographs suggest the property occupies a beautiful plot being of approximately half an acre, this delightful plot of gardens and grounds adjoins farmland and has a southerly aspect out over the fields and long distance views beyond. There is a lane which has shared access usage giving access to the private driveway, this is via a very high specification automatic gate and the fencing with mature stonework and boundaries is particularly pleasing to the lane side. The driveway is of a particularly good size and provides parking for a huge amount of vehicles and gives access to the integral double garage. It should be noted that planning permission was passed some time ago (now lapsed) to extend to the other side of the garage to create further accommodation if so desired, consideration could be given for the conversion of the garage into accommodation and for a further garage block to be built on the left hand side, subject of course to the necessary consents.



GARDENS

As the photographs suggest, the gardens are particularly extensive, to the front they have a large, shaped lawn they have shrubbed beds to the side there is access pathway leading around to the particularly pleasant rear gardens, these have a variety of sitting out areas including pebbled area, levelled lawn and full stone flagged area, a beautiful rockered flowered bed breaks the climb up to the higher lawn, and beyond. There are well established boundaries being particularly secure and providing lovely views out over the neighbouring farmland. There is also a side access gate to the lane previously described.

BOUNDARY

The boundary fence to one side was replaced a few months ago and has yet replacement of shrubbery and trees has not yet taken place. It is decided that the future purchasers may well wish to carry on with this project, there is a good amount of stone included within the purchase of the home to continue the garden work considered by the current owners.





ADDITIONAL INFORMATION

It should be noted that the property is of a fabulous specification and has very high specification aluminium windows and doors, there is underfloor heating via a ground source heat pump on both the ground and first floor level. The home has a very good energy rating, it is fitted with an alarm system, CCTV system, external lighting, carpets curtains and certain other extras may be available via separate negotiation.



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 29/05/2024.

PROPERTY VIEWING NOTES -

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