



**SILVER BIRCHES, 16 WARNING TONGUE LANE,
BESSACARR, DONCASTER, DN4 6TD**

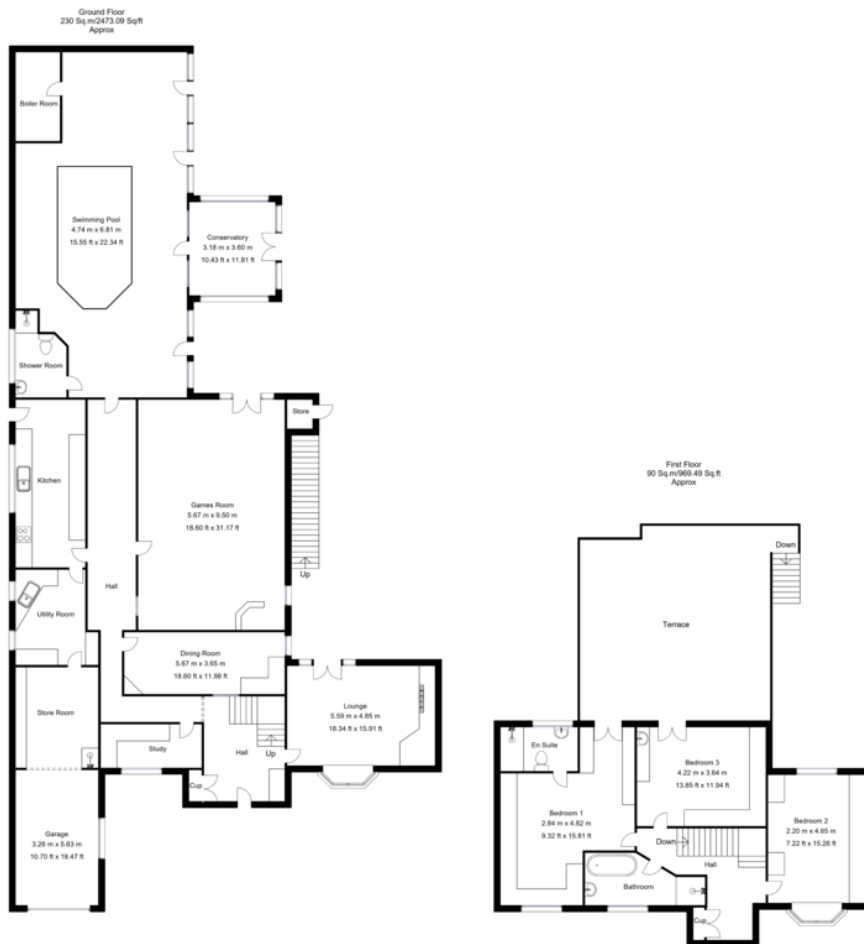
- Executive detached property within gated setting
- Prestigious location in popular suburb
- Formal lounge and dining room with separate study
- Games room with full size snooker table and bar
- Luxurvy heated indoor pool with current
- Bespoke Chiselwood kitchen and utility
- CCTV and fully alarmed
- Tennis court to rear set amongst immaculate grounds
- Integral garage with further space for storage
- NO ONWARD CHAIN

OFFERS IN REGION OF: £875,000



A rare opportunity to purchase a unique and executive home offering a luxury lifestyle located on this prestigious road within Bessacarr. Occupying a substantial plot offering gated entrance with immaculate grounds including a tennis court and indoor heated swimming pool. The property boasts accessibility to the M18 motorway network and Robin Hood Airport International airport. The accommodation is arranged over two floors and includes; formal lounge and separate dining room both with fitted units, games room with full size snooker table, indoor heated pool with current machine and shower room, conservatory leading off and opening to the rear gardens. The kitchen and utility boasts Chiselwood bespoke units and a range of quality appliances. The three double bedrooms also benefit from a range of solid wood units, the principal suite features a luxury wet room. The two main bedrooms have access to a stunning roof top terrace decorated with curved stone balustrade.





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 room 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 basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

