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Partridge Rise, Bessacarr, Doncaster, DN4 6SF  
Offers Over £349,995



A 4 BEDROOM DETACHED BUNGALOW / HIGHLY REGARDED RESIDENTIAL AREA / LOVELY CUL DE SAC / SPACIOUS LIVING WITH HUGE POTENTIAL / 4 GOOD SIZED BEDROOMS (1 x FIRST FLOOR) / WIDE DRIVEWAY & DOUBLE GARAGE / VIEWING ESSENTIAL //

Located in this lovely little cul-de-sac off Partridge Flatt Road, a very spacious 4 bedroom detached bungalow. A viewing is recommended to appreciate the size and space offered by this property. It has a gas central heating system fitted pvc double glazing and comprises: A long wide entrance hall, spacious open planned 'L' shaped lounge and dining room, kitchen, 3 ground floor double bedrooms, bathroom and a separate wc. On the first floor there is a 4th double bedroom. Outside are lawned gardens, a nice wide driveway and a detached double garage. Lovely position with access to Bessacarr's many and varied amenities, Lakeside retail and leisure facilities and the City Centre.

**ACCOMMODATION**  
A PVC double glazed entrance door with a matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**  
This is a nice wide, long entrance hall with a staircase to the first floor accommodation, a deep built in cupboard, a central heating radiator, 2 central ceiling lights and a glazed screen with a door inset giving access into a front facing lounge.

**LOUNGE**  
**18'6" x 12'2" (5.64m x 3.71m)**  
An attractive and good sized reception area, it has a broad PVC double glazed window to the front, two central heating radiators, a feature fireplace, a central ceiling light and coving. This opens directly into a separate dining area.

**DINING AREA**  
**12'9" x 9'0" (3.89m x 2.74m)**  
There is a broad PVC double glazed window with an outlook into the rear garden, a double panel central heating radiator, coving and a central ceiling light. A door from here leads into the kitchen.

**KITCHEN**  
**12'6" x 9'0" (3.81m x 2.74m)**  
This can also be accessed independently from the entrance hall. The kitchen is fitted with a range of high and low level units with a work surface over, there is a 1 1/2 bowl stainless steel sink unit with a mixer tap, a four ring gas hob, an extractor hood and an integrated double oven. There is a recess suitable for a fridge freezer, plumbing and space for a washing machine and an undercounter fridge plus a PVC double glazed window, a PVC double glazed exterior door and a ceiling light.

From the hall doors lead off to the bedrooms and bathroom.

**BEDROOM 1**  
**12'2" x 11'0" (3.71m x 3.35m)**  
A good sized double bedroom, it has a PVC double glazed window to the side, a central heating radiator, fitted wardrobes incorporating a bed recess, coving and a ceiling light.

**BEDROOM 2**  
**12'2" x 10'9" (3.71m x 3.28m)**  
A good sized second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

**BEDROOM 3**  
**9'8" x 9'6" (2.95m x 2.90m)**  
This has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, fitted wardrobes, coving and a ceiling light.

**BATHROOM**  
Fitted with a suite that comprises of a panelled bath with a mixer shower and a glazed shower screen and a wash hand basin. There is tiling to the four walls, a coordinating floor tile, a central heating radiator, a PVC double glazed window, a fuse shaver point and a central ceiling light.

**SEPARATE W/C**  
This has a low flush W/C, a PVC double glazed window, half tiling and a ceiling light.

**FIRST FLOOR LANDING**  
As previously described, a staircase leads from the entrance hall to the first floor landing. There is a central ceiling light, a smoke alarm and a door to a cylinder cupboard with linen shelving plus a second door giving access to a large part boarded loft.

**LOFT SPACE**  
**18'0" x 11'0" approx (5.49m x 3.35m approx)**  
This measures approximately 18'0" x 11'0" (purlin to purlin)

and offers a huge amount of scope and potential to increase the number of bedrooms - subject of course to planning/ building regulations.

**BEDROOM 4**  
**12'2" x 10'0" (3.71m x 3.05m)**  
This has a PVC double glazed window to the side, a central heating radiator and a ceiling light.

**OUTSIDE**  
The property stands on a nice wide plot, double gates provide vehicle access onto a wide concrete paved drive and in turn leads to a detached double garage. The front garden is mainly lawned with flower beds and borders stocked with a variety of shrubs and plants.

**DETACHED DOUBLE GARAGE**  
With an up and over door, power and light laid on.

**REAR GARDEN**  
The rear garden is all enclosed with fencing and hedging to the perimeters, it is principally lawned and there are shaped flower beds stocked with a variety of maturing shrubs and plants. plus ornamental trees including apple trees and there is external lighting.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with

download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the

floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday

9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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