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Ellers Road, Bessacarr, Doncaster, DN4 7BE
Guide Price £250,000

TRADITIONAL STYLED 3 BEDROOM SEMI / SOUTHERLY FACING REAR GARDEN / FULLY REFURBISHED 2016/17 / SPACIOUS LIVING ROOM / MODERN DINING KITCHEN / CONTEMPORARY BATHROOM / AMPLE OFF ROAD PARKING / SOUGHT AFTER ROADWAY / VIEWING RECOMMENDED//

A stylish and characterful 3 bedroom bay fronted semi detached house on this sought after roadway. Comprehensive refurbishment programme was carried out 2016/17 to create this attractive family home. Gas central heating via a combi boiler, pvc double glazing and briefly comprises: Entrance hall, spacious lounge with large feature bay window and log burner (by negotiation), modern fitted dining kitchen with integrated cooking appliances, first floor landing, 3 bedrooms (2 doubles and a single) plus a modern contemporary bathroom. Outside are attractive gardens, a long front garden offers ample off road parking with gated access into a good sized Southerly facing rear garden. Well positioned with access to local amenities including popular schools, Lakeside retail & leisure and the city centre. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A composite double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

ENTRANCE HALL

14'2" x 5'7" (4.32m x 1.70m)
This is all smartly presented, it has a pvc double glazed window to the side, a central heating radiator, a coir mat leading onto a laminate floor. There is a staircase to the first floor accommodation with a spindled banister rail and a deep built-in understairs storage cupboard. This has a pvc double glazed window, shelving and a light. A period style door leads through into an attractive front facing lounge;

FRONT FACING LOUNGE

13'6 max x 12'0" (4.11m max x 3.66m)
A lovely room with a broad pvc double glazed bay window to the front, a feature brick fireplace with an Oak over mantel incorporating a multi-fuel burner (by negotiation) set onto a tiled hearth, a continuation of the laminate flooring, central heating radiator and a central ceiling light.

DINING KITCHEN

18'2" x 10'2" (5.54m x 3.10m)
This is a good size and fitted with a range of modern high and low level units finished with a rolled edge work surface and tiled splashback. There is a single drainer 1½ bowl stainless steel sink unit with a mixer tap, a four ring gas hob with an extractor hood above and an integrated oven beneath. There is space and

plumbing for an automatic washing machine, room for a tall fridge freezer, an original period style built-in cupboard set to the chimney recess with a deep brick fireplace, two pvc double glazed windows, pvc double glazed exterior door, vinyl floor covering and two central ceiling lights.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a central ceiling light, an access point in to the loft space via a pull down timber ladder and doors to the bedrooms and bathroom.

BEDROOM 1 FRONT

14'0" x 12'0" (4.27m x 3.66m)
This is a large double bedroom which has a broad pvc double glazed bay window to the front, coving to the ceiling, central heating radiator, central ceiling light and feature bed lamps.

BEDROOM 2 REAR

10'2" x 9'3" (3.10m x 2.82m)
This is a comfortable sized second double bedroom, it has a pvc double glazed window with an outlook over the rear garden, a central heating radiator and a ceiling light.

BEDROOM 3 REAR

8'6" x 7'0" (2.59m x 2.13m)
Still a good sized third bedroom, as evidenced by the room measurements, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is all smartly finished with a contemporary theme which includes a shower style bath with a thermostatic mixer shower including a rainfall shower head and has a glazed shower screen, wash basin and low flush wc inset into the bathroom furniture, modern tiled flooring, contemporary style towel rail/radiator, pvc double glazed window, waterproof tiled ceiling with inset spotlighting and an extractor fan.

OUTSIDE

The property stands on this desirable roadway, a wide driveway with additional pebbled area provides ample parking for 2 or more cars. The front garden is a good size large with a lawn and several ornamental shrubs and plants including a seasonal holly tree. A gated access leads into the rear garden.

REAR GARDEN

A large Southerly facing rear garden, even on a winters morning it's bathed in sunshine. It's all enclosed with concrete post and timber fencing to the perimeters. There is a paved patio which extends across the rear elevation, and leads onto a long lawn with shaped flower beds and borders including maturing shrubs and plants. There is a large storage shed within the garden.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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