

horton knights of doncaster



**Rose Hill Rise, Bessacarr, Doncaster**



**5 Rose Hill Rise, Bessacarr, Doncaster, DN4 5LE**

**STUNNING 4 BEDROOM DETACHED PERIOD HOUSE / STYLISH INTERIOR BLENDING PERIOD DESIGN WITH CONTEMPORARY FITTINGS  
/ FEATURE OPEN PLAN ISLAND KITCHEN WITH BI-FOLDS / HIGHLY DESIRABLE ROSE HILL BESSACARR LOCATION / BEAUTIFUL  
MATURE GARDENS / VIEWING HIGHLY RECOMMENDED //**

Finished with a high quality and very stylish interior befitting of any glossy magazine, this period detached house offers 'turn key' presentation and therefore needs to be viewed. The 4 bedroom house is located just off Bawtry Road, on Rose Hill, a very desirable leafy suburb. It has a modern central heating system, new pvc double glazing (installed 2024) and comprises: Entrance portico into a large stylish hall, 3 separate reception rooms, a large modern open plan dining kitchen with a feature island and bi-folds onto the rear garden, utility and wc. A period staircase with a stage landing and full height feature window continues to the first floor landing and gives access to 4 bedrooms of which there are 3 doubles and a good single, the main bedroom has a modern en-suite shower room off, plus there is a full house bathroom which includes a second shower enclosure. Outside you approach the property via a luxurious drive-on, drive-off semi-circular block paved driveway, with an attached garage, all screened by maturing trees. The rear garden has been landscaped too, there are stone paved patios, shaded corners and a large lawn, all with a very private wooded backdrop. **VIEWING ESSENTIAL.**

**ACCOMMODATION**

Double opening doors lead into a period style portico with chequer board effect tiled flooring, exposed rustic brickwork on display which leads to a glazed door which gives access into the entrance hall.

**ENTRANCE HALL**

A beautiful hall finished with a parquet style herringbone laid oak floor, a beautiful staircase leading to the first floor accommodation with spindle banister rail and a built in understairs storage cupboard, a double panel central heating radiator, ornate cornicing and central ceiling lights.

**LOUNGE**

15'0" into bay x 12'0" (4.57m into bay x 3.66m)  
An attractive front facing reception room, it has a broad pvc double glazed bay window to the front, a feature pvc double glazed window ( with a black exterior and white interior, finished with period fittings including monkey tail style handles, found throughout the remainder of the home) a period style fireplace incorporating a log burner set on to a tiled hearth, real wood flooring, ornate cornicing, picture rail and a ceiling light.

**DINING ROOM**

13'9" into bay x 10'0" (4.19m into bay x 3.05m)  
A second separate reception room, it has real wood flooring, two pvc double glazed windows including a feature bay window to the side with a curved radiator, period style panelling to half wall height, a ceiling light point and ornate cornicing.

**SECOND SITTING ROOM**

12'8" x 11'0" (3.86m x 3.35m)  
A beautiful room, it has two pvc double glazed double opening doors which give access on to the property's patio and garden, a further pvc double glazed window to the side, real wood flooring, decorative cornicing, period built-in cabinet with shelving and storage beneath.

**EXTENDED DINING ISLAND KITCHEN**

21'7" x 16'4" max (6.58m x 4.98m max )  
This is probably better demonstrated by the photographs and floorplan. A beautiful open plan living space including bi-fold doors which lead directly onto the rear garden. The kitchen has been all smartly fitted with a range of modern high and low level units

finished with a granite work surface and under mounted sink including a mixer tap. There is a five ring gas hob including wok burner with extractor style hood, twin ovens, integrated dishwasher and an integrated fridge and freezer. All finished with tiled flooring with an inlaid carpet within the dining area, a pvc double glazed window to the side, two central heating radiators, inset feature ceiling lighting with further newton style pendant lighting. A door from here leads into a ground floor wc/utility.

**GROUND FLOOR WC/ UTILITY**

This has a deep recess with plumbing for an automatic washing machine, room for a tumble dryer, fridges/freezers etc. There is a low flush wc, wash basin set into a vanity cabinet and a chrome style towel rail/radiator.

**STAGE & FIRST FLOOR LANDING**

This has a tall pvc double glazed window with an outlook over the property's rear garden, a spindled banister rail and continues up to the first floor landing, where there is an access point into loft space, a central light space with an ornate ceiling rose, ornate cornicing and doors to the bedrooms and bathroom.

## MAIN BEDROOM

12'2" x 12'0" (3.71m x 3.66m)

A large front facing double bedroom, it has a pvc double glazed window to the front, a central heating radiator, period style fireplace, ornate cornicing, inset spot lighting and a central ceiling light.

## EN SUITE SHOWER ROOM

All smartly finished with a modern white suite comprising of a shower enclosure with a thermostatic shower including a rainfall style shower head, a wash hand basin, low flush wc and tiling to the four walls and a pvc double glazed window.

## BEDROOM 2

13'0" x 12'0" (3.96m x 3.66m)

A lovely sized second double bedroom with a pvc double glazed window with an outlook over the property's rear garden, a period style fireplace, ornate cornicing, ornate ceiling rose, inset spot lighting to the ceiling and central heating radiator.

## BEDROOM 3

11'0" x 10'0" (3.35m x 3.05m)

A comfortable sized third bedroom, as evidenced by the room measurements, this has the benefit of a dual aspect with double glazed windows to the front and side elevations, period style panelling to one feature wall, a central heating radiator, ornate cornicing, ceiling rose and a ceiling light.

## BEDROOM 4

11'0" x 6'4" (3.35m x 1.93m)

This has a pvc double glazed window with an outlook to the rear, a central heating radiator, ornate cornicing and a central ceiling light.

## HOUSE BATHROOM

Beautifully finished with contemporary style white four piece suite comprising of a double ended bath, a pedestal wash hand basin, low flush wc and a separate shower enclosure with mains thermostatic

shower including rainfall shower head. There is tiling to the four walls, a co-ordinating floor tile, inset spot lighting to the ceiling and a pvc double glazed window.

## OUTSIDE

Outside the property has a semi circular drive with a 'drive-on drive-off type block paved drive providing easy turning and ample parking which in turn leads to an attached garage. It has a feature flower border stocked with a variety of shrubs and plants, fencing and hedging to the perimeters.

## ATTACHED GARAGE

With up and over door and power and light laid on.

## REAR GARDEN

A beautiful mature garden, enclosed with timber fencing and hedging to the perimeters. It has maturing trees along the boundaries which provide screening and privacy during the summer months. A large paved patio and sitting area extends across the rear elevation, which opens on to a central lawn with shaped flower beds and borders, several paved seating areas including decorative flower beds and borders.

## AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - New PVC double glazing, installed 2024, black exterior and white interior finish.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band F.

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)

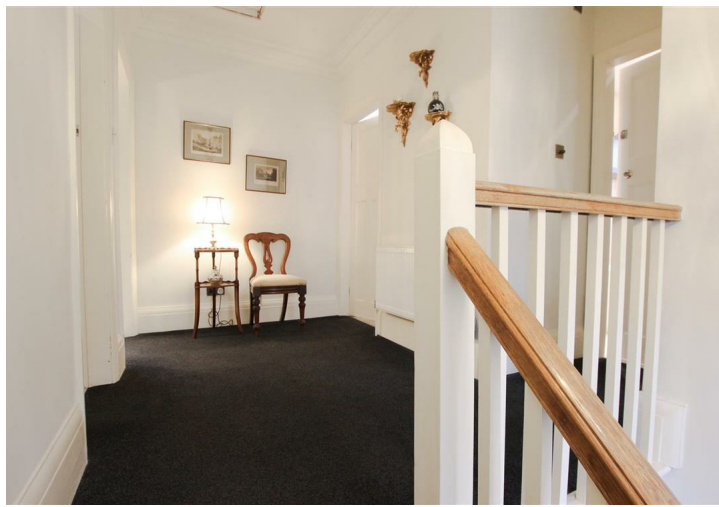
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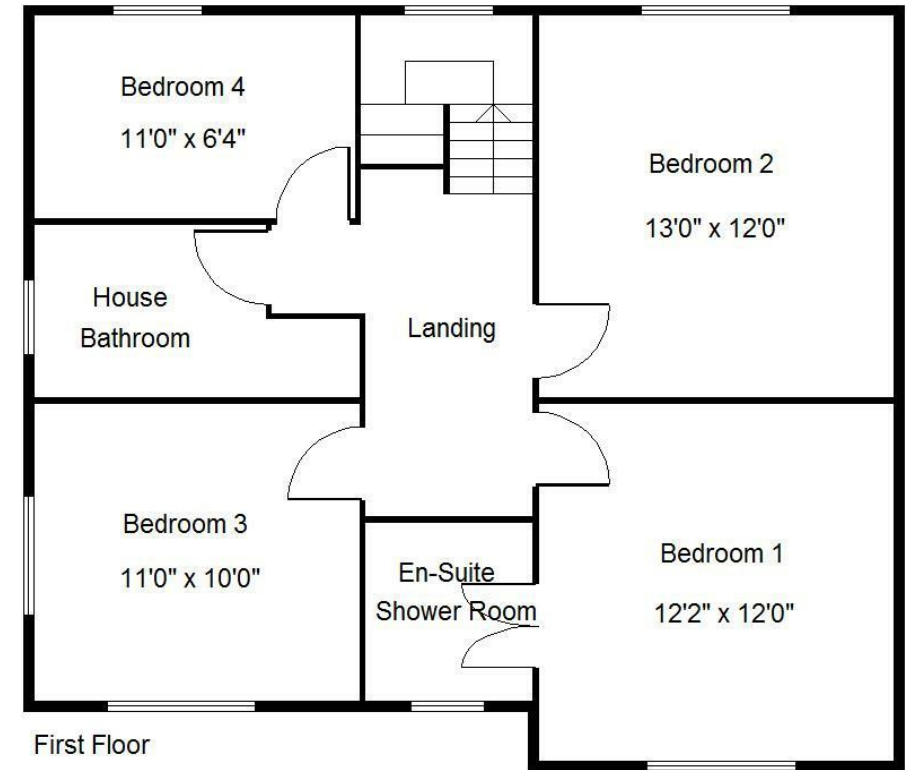
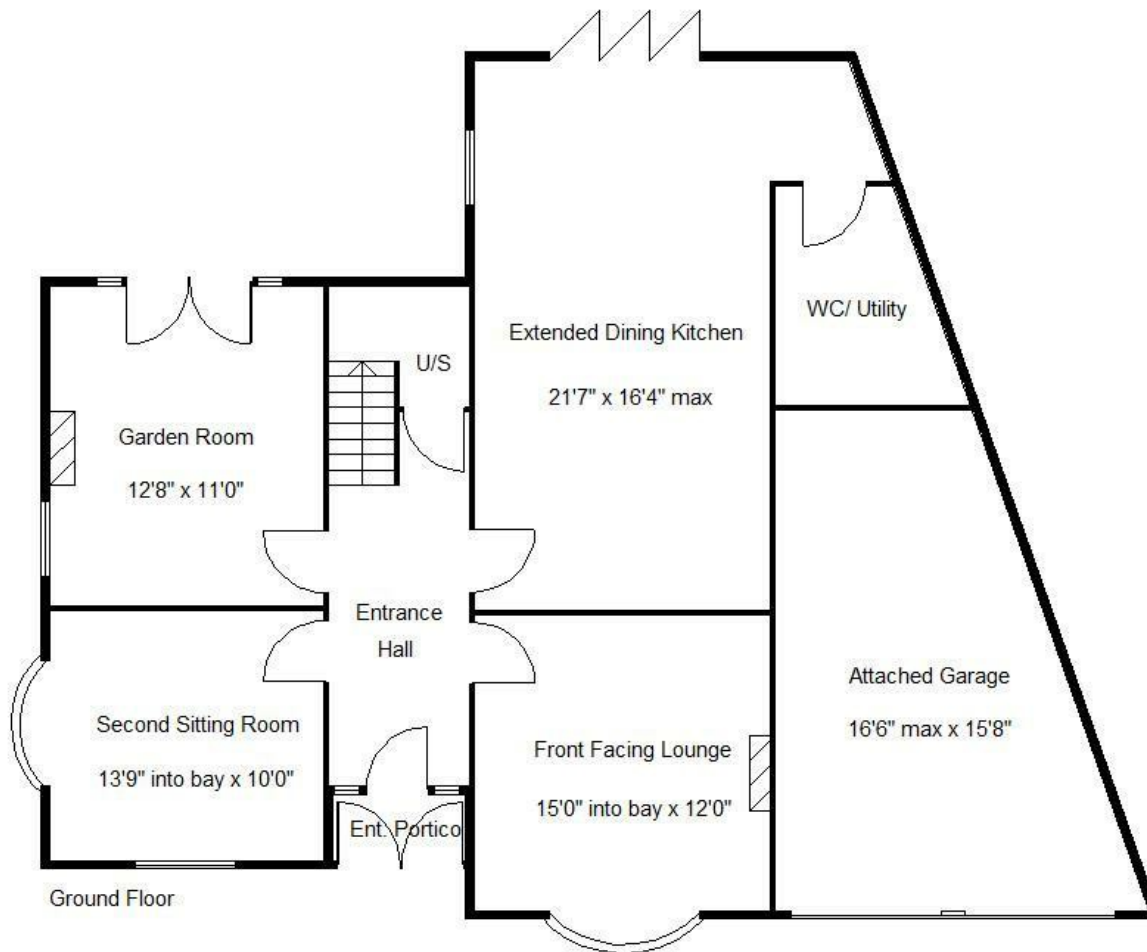




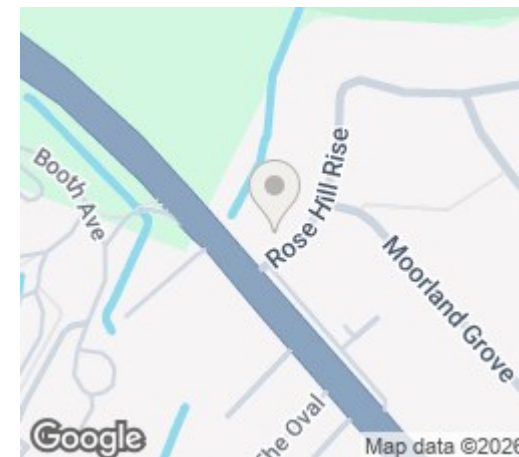


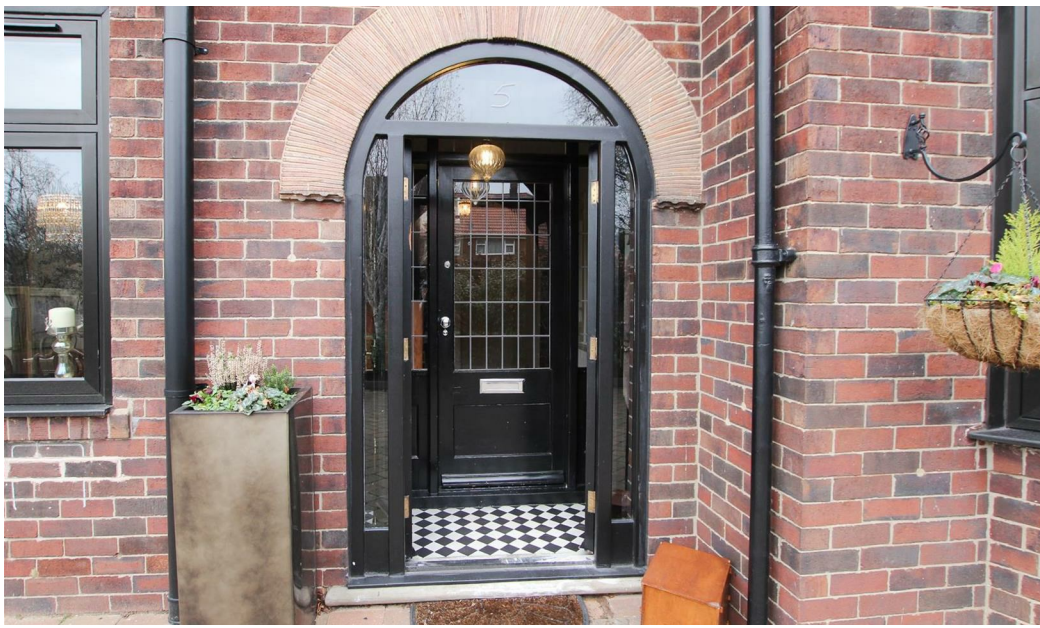






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





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