

sales
lettings
and service

horton knights of doncaster



Dunniwood Avenue, Bessacarr, Doncaster
Offers In Excess Of £550,000

54 Dunniwood Avenue, Bessacarr, Doncaster, DN4 7JT

STUNNING 5 BEDROOM, 4 BATHROOM EXTENDED DETACHED HOUSE / BEAUTIFUL CORNER POSITION / LARGE GARDENS / AMPLE CAR PARKING WITH ADDITIONAL GATED PARKING TO THE SIDE / CONTEMPORARY OPEN PLAN LIVING / LARGE ISLAND KITCHEN WITH BI-FOLDS / BEAUTIFULLY PRESENTED THROUGHOUT / EARLY VIEWING RECOMMENDED //

Well positioned on this beautiful corner plot, is a substantially extended 5 bedroom, 4 bathroom detached house. The original footprint has been almost doubled with a two storey extension creating a contemporary open plan living space across the rear. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, lounge with a feature fireplace, open plan living/ dining/ kitchen including bi-fold doors onto the rear garden, additional garden room and/or gym, a home theatre room and an additional ground floor room (presently a salon). A long first floor landing, 5 double bedrooms, the principle bedroom has walk-in wardrobe and full en-suite bathroom, 4 further double bedrooms 3 with en-suite facilities and a gorgeous house bathroom. Outside are beautiful gardens, all nicely landscaped, ample parking and a storage garage. Sought after residential roadway, close to amenities including Lakeside retail and leisure, the City Centre and the motorway networks. Early Viewing is essential.

ACCOMMODATION

A canopy gives shelter to a composite type double glazed entrance door with matching side-screen and leads into the property's entrance hall.

ENTRANCE HALL

This is beautifully finished and sets the theme for the remainder of the property. It has a modern tiled floor covering, inset spot lighting to the ceiling, a feature staircase giving access to the first floor accommodation with a built-in understairs storage cupboard. A tall feature window over the stairs, central heating radiator. Double opening 'Crittall Style' glazed doors lead into the lounge,

GROUND FLOOR WC

Fitted with a modern 2 piece white suite that comprises of a low flush wc, wash hand basin set on to vanity top, feature panelling to half wall height, a contemporary style towel rail/radiator, pvc double glazed window, feature pendant light and spot light.

CENTRAL LOUNGE

14'2" x 13'0" (4.32m x 3.96m)

An attractive room with a feature fireplace including a log burner, cupboards and matching shelves set into

the chimney recesses, a central feature pendant light. A matching black glazed screen creates a room divide with a broad opening into a large open plan living/ dining/ kitchen. A side door from here leads into the salon.

OPEN PLAN LIVING/ DINING/ ISLAND KITCHEN

28'0" x 15'0" (8.53m x 4.57m)

This forms part of a more recent extension and makes a beautiful open plan living space. Within the kitchen there is a large central breakfast island with matching cabinets built under incorporating an integrated dishwasher, a one and half bowl porcelain sink. additional integrated appliances include a 4 ring induction hob, an extractor hood and a double oven. A deep recess creates space for an american style fridge/freezer. The kitchen opens directly into the dining area and the sitting area. There is a set of bi-fold doors and a further 2 matching windows which give access and an outlook into the property's rear garden. There is ambient lighting, feature spot lighting, LVT style flooring with under floor heating. From the far end a door leads into a home theatre room and a garden room.

HOME THEATRE ROOM

13'8" x 9'10" (4.17 x 3.02)

This has feature lighting including a starlight ceiling, a raised platform to accommodate cinema style seating, central heating radiator and space for a projector screen.

GARDEN ROOM

22'10" x 11'4" (6.96m x 3.45m)

This serves as a dual function, it has a more informal seating area with bi-fold doors which open and give access onto the rear patio and garden, and a gym area with a skylight, 2 central heating radiators, laminate flooring, inset spot lighting to the ceiling including feature LED strip lighting.

SALON

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

This is being used as a salon style room, there is water etc laid on, deep storage cupboards, a pvc double glazed window to the front, laminate flooring, central heating radiator, several built-in stores and cupboards and inset spot lighting to the ceiling.

FIRST FLOOR LANDING

From the entrance hall stairs lead up to a long landing.

This has 2 deep built-in storage cupboards one houses a pressurised hot water cylinder. It has decorative wall panelling, a central heating radiator, inset spot lighting to the ceiling, a little recess perfect for a computer hub and access points into the loft space.

PRINCIPLE BEDROOM SUITE

16'0" max x 11'0" max (4.88m max x 3.35m max)

A large double bedroom suite including a walk-in wardrobe and an en-suite bathroom. The bedroom area has a pvc double glazed window to the rear, a central heating radiator and feature pendant lights. A his and hers walk-in wardrobe with built in cabinets, hanging rail etc. and ceiling spot lights.

EN-SUITE BATHROOM

6'10" x 5'0" (2.08m x 1.52m)

This is fitted with a 4 piece white suite that comprises of a panelled bath with a central mixer tap, walk-in shower enclosure with rainfall shower head, a pedestal wash hand basin and a low flush wc, contemporary style towel rail/radiator, modern tiling to the splashbacks, co-ordinating floor tile with underfloor heating, inset spot lighting and an extractor fan.

BEDROOM 2

12'0" x 11'0" (3.66m x 3.35m)

A good sized second double bedroom, it has a pvc double glazed window to the front, feature panelling to one wall, a central heating radiator, central ceiling pendant light and en-suite shower room.

EN-SUITE SHOWER ROOM

All smartly finished with a modern 3 piece white suite comprising of a shower enclosure with thermostatic shower including rainfall shower head, a wash basin set on to a vanity top and a low flush wc. There is modern tiling and inset spot lighting.

BEDROOM 3

11'0" max x 11'0" max (3.35m max x 3.35m max)

A lovely double bedroom it has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, central ceiling light and door to en-suite shower room.

EN-SUITE SHOWER ROOM

This has a walk-in shower enclosure with mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush wc. There is modern tiling including coordinating floor tiles, a contemporary style towel rail/radiator, inset spot lighting. A second door leads into bedroom 5/ craft room.

BEDROOM 5

9'10" x 9'3" (3.00m x 2.82m)

Presently used as an arts and craft room. A slightly smaller double bedroom, it has a pvc double glazed window to the side, a central heating radiator, and a central ceiling light.

BEDROOM 4

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

A front facing double bedroom, it has a pvc double glazed window, a central heating radiator and a ceiling light.

OUTSIDE

The property stands on an attractive corner plot. The front has an open garden area finished with decorative stones which creates a semi circular pull-in, pull off type driveway and gives access to a storage garage. There are raised decorative flower beds running along the front and side perimeters. The garden continues around the side of the property with double gates which will open and provide access for motor home, caravan or similar and leads into the rear garden. There is an outside tap to the side of the property, outdoor sockets to the side and back of the property and CCTV cameras.

STORAGE GARAGE

Has a remote roller door, power and light laid on.

REAR GARDEN

The rear garden is a good size, all beautifully enclosed with brick walling, fencing and hedging to the perimeters. There is a large central lawn, paved patio and sitting areas including a porcelain tiled patio extending along the rear elevation. Raised planters, decorative shrubs and plants plus a useful timber store to the far corner.

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 D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 mbps.

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

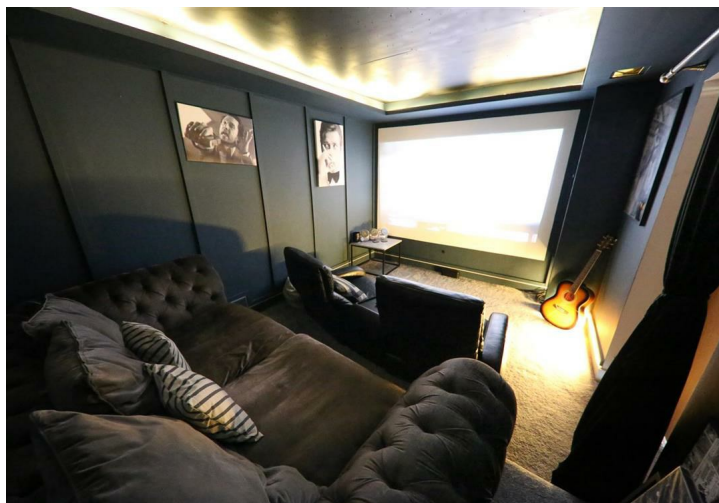
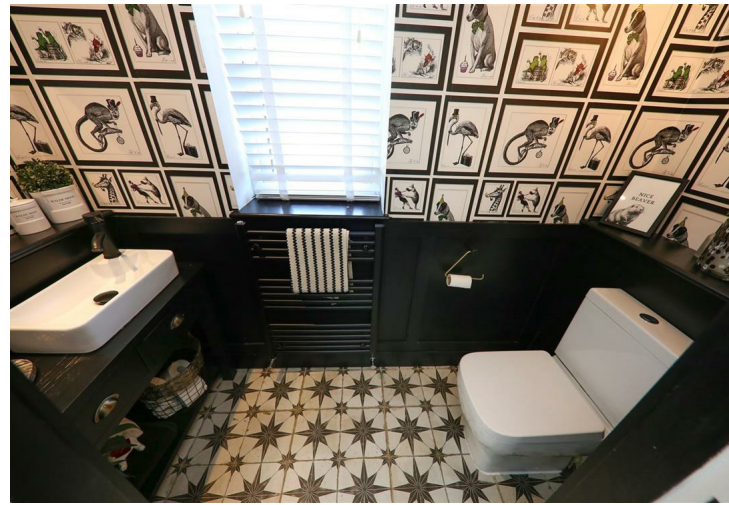
VIEWING - By prior telephone appointment with horton knights estate agents.

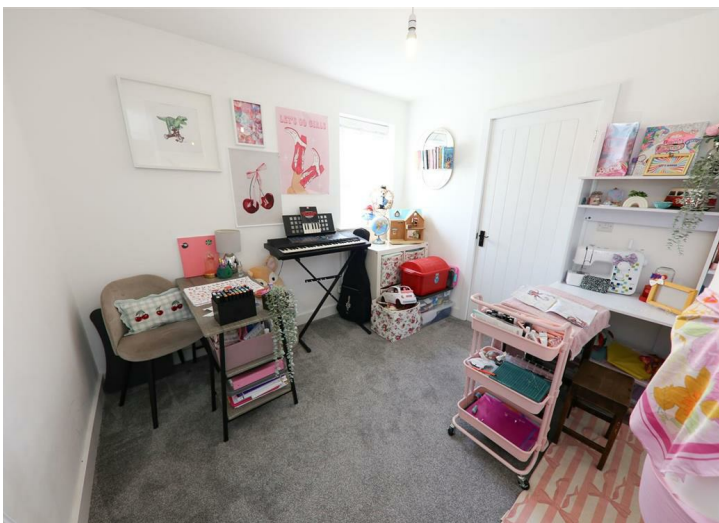
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

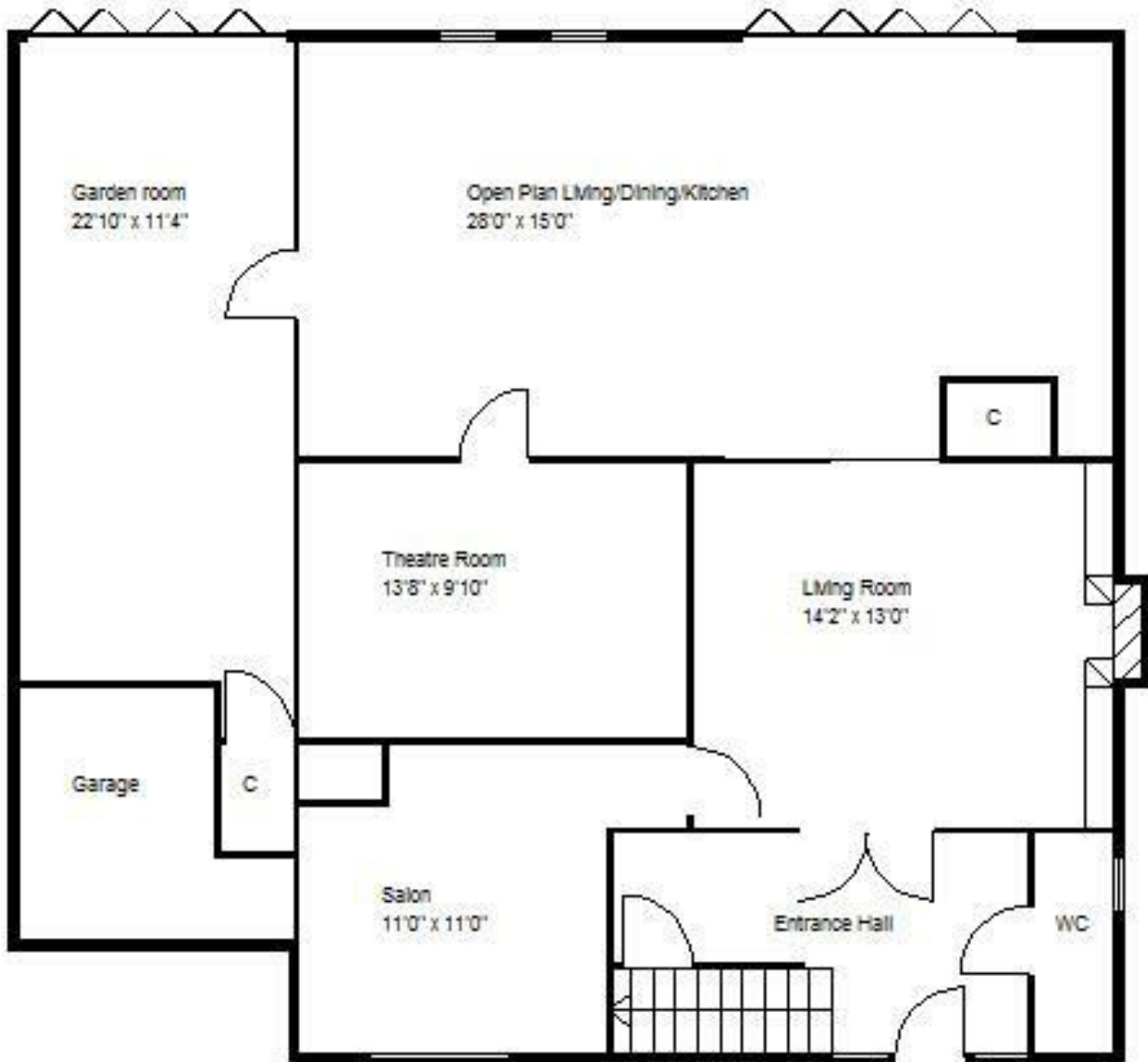
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

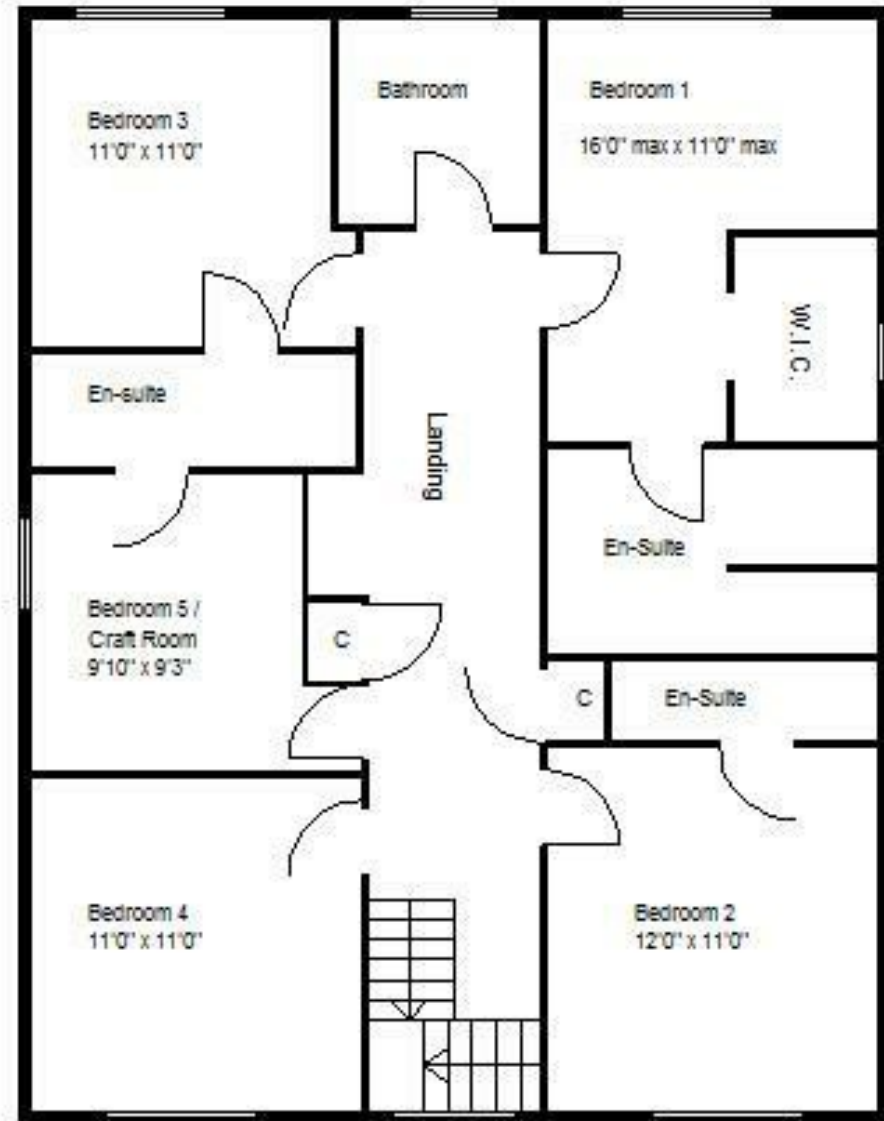








Ground Floor



First Floor



39 – 45 Printing Office Street, Doncaster, DN1 1TP

telephone : 01302 760322
fax : 01302 760344
horton knights of doncaster is a trading style of Horton Knights Estate Agents Ltd.

www.hortonknights.co.uk
doncaster@hortonknights.co.uk
Co. no. 6170846 registered in England and Wales