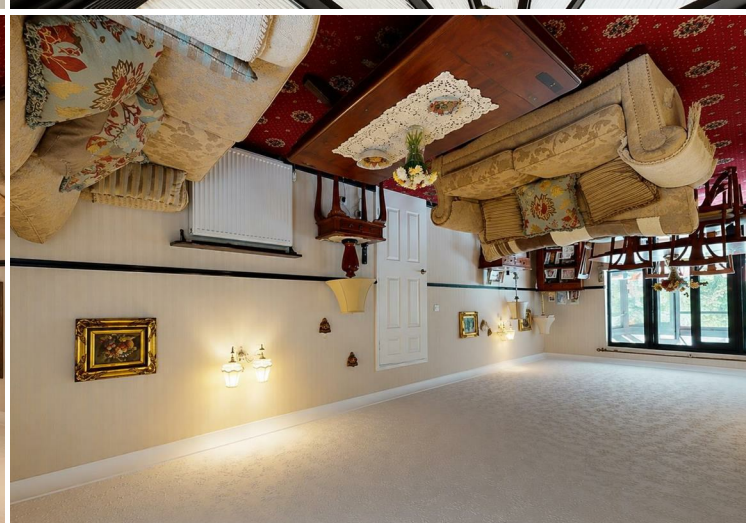
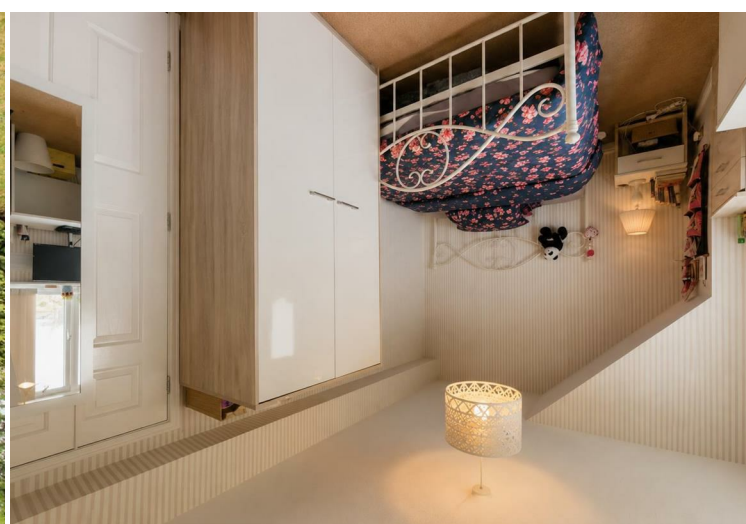
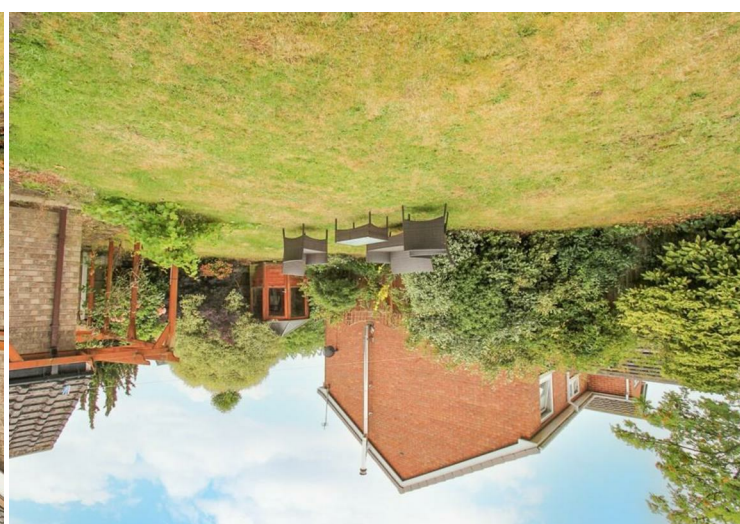
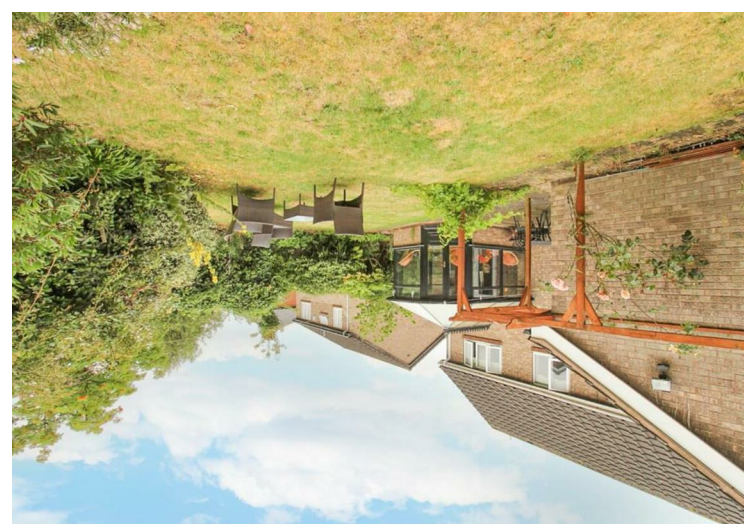




horton knights of doncaster

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Bahram Road, Bessacarr, Doncaster, DN4 7BG
Asking Price £325,000

4 BEDROOM DETACHED FAMILY HOME / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / SPACIOUS LIVING / SUN ROOM / FITTED KITCHEN / 2 RECEPTION ROOMS / 4 DOUBLE BEDROOMS / ENSUITE / DOUBLE GARAGE / DRIVEWAY / SOUGHT AFTER LOCATION / MUST BE VIEWED //

This charming, detached family home is found in this very sought after location in Bessacarr. The property has an abundance of living space and briefly comprises of a spacious lounge/dining area, a sun room, ground floor wc, a second reception room, fitted kitchen. First floor landing: four double bedrooms, principle bedroom having an en-suite and a house bathroom. Outside you will find a lovely rear enclosed garden with a Summer house, a double garage and a driveway allowing for off road parking. VIEWING ESSENTIAL.

ACCOMMODATION

A timber glazed front door gives access through into the property's internal porchway, with central ceiling lights

ENTRANCE HALL

10'1" x 9'7" (3.08 x 2.94)

A 6-panel door gives access through into the property's hallway, with stairs off to the first-floor accommodation and doors off to the ground-floor accommodation. Having wall paneling central ceiling light and central heating radiator.

GROUND FLOOR WC

Downstairs cloakroom having a 2-piece suite comprising of a low-flush WC, a wash-and-basin set in a vanity unit, UPVC double-glazed window, central ceiling light, and a heated towel rail. We've also got a ceramic floor and ceramic tile splash bath.

KITCHEN

14'8" x 11'1" (4.48 x 3.38)

The kitchen being a nice, bright, spacious airy room with a UPVC window, central ceiling light, and a heated towel rail. We've also got beams to the ceiling, as demonstrated by the photographs. Ceramic tile floor and splash-back tiling. There's a smart range of base and wall cabinets with complementary worktop, a composite bowl-and-a-half sink with drainer, and a complementary stainless-steel mixer tap. We have a housing for the boiler, a white 4-ring gas hob with extractor under, and a double electric oven. Space for a slimline dishwasher, and a washing machine. This in turn, through a fire door, leads into the property's garage, which is a substantial size, double electric open-over doors. power and light.

DINING AREA

13'0" x 11'11" (3.98 x 3.64)

Currently used by the vendor as a separate sitting room, so offers flexibility. Has UPVC double-glazed doors giving access out onto the garden and the patio beyond. Again, continued theme of the beamed ceiling, central ceiling light, and a central heating radiator.

LOUNGE

13'0" x 12'10" (3.98 x 3.92)

So the living room, has French doors that lead out into the property's conservatory, There's central ceiling light, central heating radiator, fireplace, and window to the front elevation

SUN LOUNGE

11'11" x 9'8" (3.65 x 2.97)

Constructed of half brick with timber casement windows and french doors leading to the garden. Polly carbonate roof with radiator and ceiling light .

FIRST FLOOR LANDING

14'4" x 5'8" (4.37 x 1.75)

Stairs leading up to the first-floor accommodation, benefiting from a velux style window which gives lots of natural light. On the landing, there are 2 storage cupboards with doors off to accommodation.

BEDROOM 1

17'7" x 11'4" (5.36 x 3.47)

Master bedroom, rear-facing, overlooking the garden, having a large UPVC double-glazed window that lets in lots of natural light, central ceiling light, central heating radiator.

EN-SUITE

En suite bathroom comprising of a 3-piece suite with a standalone shower cubicle (currently damaged), ceramic tiling, and a waterfall mains fed shower. Low-flush WC, wash-and-basin set in a vanity unit. Fully tiled ceramic walls and complementary tile floor with a heated towel rail.

BEDROOM 2

14'2" x 8'11" (4.33 x 2.74)

Again, being a good-sized double room, UPVC double-glazed window, central ceiling light, and central heating radiator.

BEDROOM 3

13'1" x 8'8" (4.01 x 2.66)

Again, rear-facing, UPVC double-glazed window, central heating radiator, and central ceiling light. Again, benefiting from good views over the rear garden.

BEDROOM 4

11'4" x 7'10" (3.47 x 2.41)

Finally, bedroom to the front of the property. Nice, bright, spacious room, again, benefiting from large double-glazed UPVC windows, central heating radiator, and central ceiling light. The window is a dormer style, which is evident from the photos from the front of the property.

BATHROOM

7'3" x 6'5" (2.23 x 1.98)

So family bathroom again, comprising of a 3-piece suite with a bath with shower over, waterfall head on the shower, fully ceramic tiled walls with complementary floor tiling, a low-flush WC. Again, a wash-and-basin set in a vanity-style unit, spotlight to the ceiling, and heated towel rail.

OUTSIDE

Enjoying an enviable corner plot benefiting from front side and secluded rear established garden .

REAR GARDEN

Secluded and private whilst being well established .

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 D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

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

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

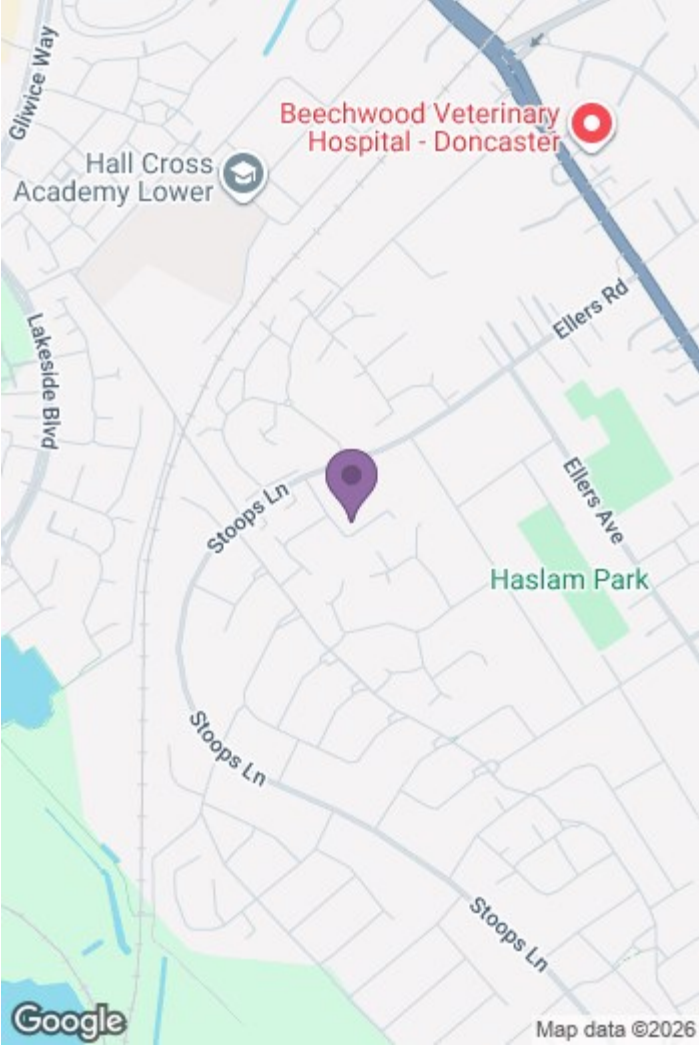
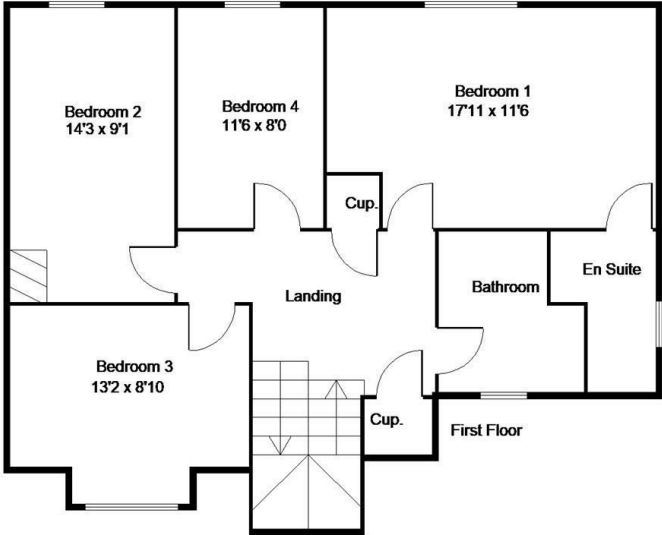
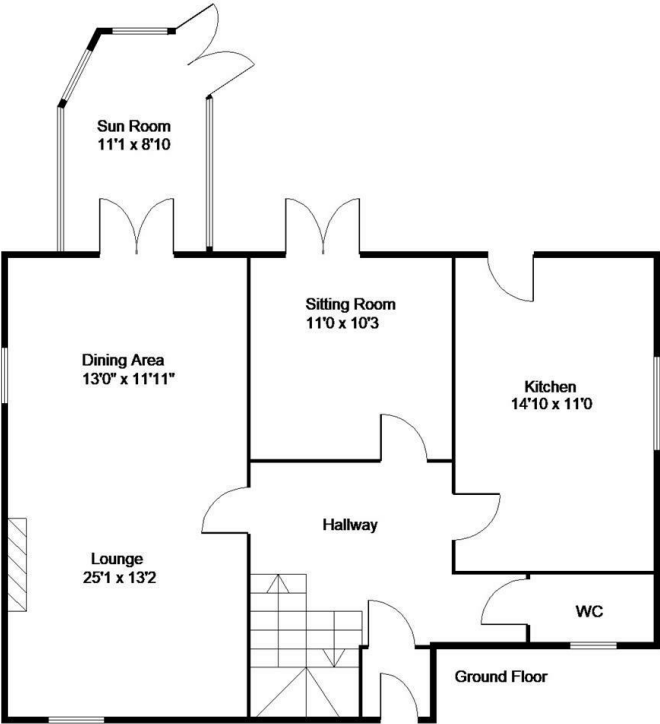
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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