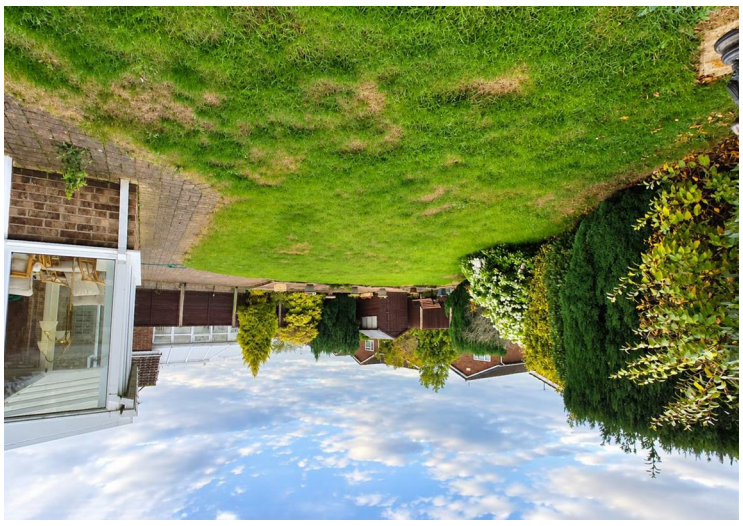










horton knights of doncaster

sales
lettings
and service



Harcourt Close, Bessacarr, Doncaster, DN4 7RN
Asking Price £315,000

AN EARLY VIEWING ESSENTIAL / AN EXTENDED 3 BEDROOM DETACHED BUNGALOW / LARGER CORNER PLOT / 2 SEPARATE DRIVES & DETACHED BRICK GARAGE / SPACIOUS WELL PRESENTED LIVING / MODERN RADIATOR CENTRAL HEATING WITH COMBI BOILER / BEAUTIFUL CONTEMPORARY SHOWER ROOM / NO CHAIN //

An extended and therefore very spacious 3 bedroom detached bungalow occupying a larger corner position with a detached brick garage. The property offers attractive, well presented living, it has a gas central heating system via a modern combi boiler, pvc double glazing and briefly comprises: Entrance hall, spacious open plan dining room which leads to a large extended lounge, plus a pvc double glazed conservatory. Modern white kitchen with integrated appliances, side lobby and a separate utility room. 3 good sized bedrooms and a contemporary high quality shower room. Outside are large corner gardens, 2 separate drives, a detached brick garage and an enclosed rear garden. popular location with access to local amenities, including a variety of shops etc. plus access to Lakeside retail and leisure and the city centre. NO CHAIN. EARLY VIEWING ESSENTIAL.

ACCOMMODATION
A PVC double glazed entrance door leads into the property's L-shaped entrance hall.

ENTRANCE HALL
This has coving to the ceiling, two ceiling lights, an access point into the loft space, central heating radiator, and a large built-in cupboard. There are double doors which lead into a now extended lounge and dining rooms.

DINING ROOM
16'7" x 14'5" (5.05m x 4.39m)
The dining room is a good size. It has a double panel central heating radiator, coving to the ceiling, a central ceiling light and a broad arch which continues through into an extended lounge.

EXTENDED LOUNGE
14'4" into bay x 15'0" (4.37m into bay x 4.57m)
This has a feature PVC double glazed bay window to the front, a further PVC double-glazed window to the rear, two central heating radiators, and a central fireplace with gas fire inset. There is ornate cornicing, a ceiling rose and a ceiling light, two wall lights.

PVC CONSERVATORY
11'6" x 8'1" (3.51m x 2.46m)
A good size, with an outlook over the rear garden, it has 2 PVC double glazed double opening doors which give access into the rear garden and there's power laid on.

FITTED KITCHEN
11'8" x 8'9" (3.56m x 2.67m)
All smartly fitted with a range of high and low-level units finished with a white cabinet door, a contrasting roll-edge work surface. Integrated appliances include a four-ring gas hob with a cooker hood above, integrated double oven, integrated fridge and freezer, a 1½ bowl stainless steel sink unit with a mixer tap. The work surface extends to provide a breakfast bar. There is coving to the ceiling, a PVC double-glazed window, and a door from here gives access into a side lobby.

SIDE LOBBY
This has a PVC double-glazed window, a PVC double-glazed exterior door, central heating radiator, ceiling light, and door to a utility room.

UTILITY ROOM
This has space for additional fridges, freezers, etc. There is plumbing for an automatic washing machine and a wall-mounted gas-fired combination-type boiler which supplies the domestic water and central heating system. PVC double-glazed window, PVC double-glazed exterior door, and a central ceiling light.

BEDROOM 1
13'9" into bay x 12'4" (4.19m into bay x 3.76m)
A beautiful, large double bedroom. It has a range of built-in bedroom furniture, a PVC double-glazed bay window, double-panel central heating radiator, coving to the ceiling and wall lights.

BEDROOM 2
11'0" 10'8" (3.35m 3.25m)
A good-sized second double bedroom. It has a PVC double-glazed window to the front, central heating radiator, fitted bedroom furniture and a ceiling light.

BEDROOM 3
9'6" x 7'10" (2.90m x 2.39m)
This is presently displayed and used as an office, but a comfortable single bedroom. It has a PVC double-glazed window to the side, central heating radiator and a ceiling light.

SHOWER ROOM
The original house bathroom has been beautifully updated to create a modern sleek contemporary shower room. It has a low-level walk-in shower with a mains-plumb thermostatic shower head. A floating wash-hand basin with vanity drawers beneath and a matching low-flush WC. Additional matching bathroom cabinet, tiled floor covering, a PVC double-glazed window, inset spotlighting to the ceiling, an illuminating wall mirror, and a modern style towel rail/radiator.

OUTSIDE
The property stands on a good corner plot. It has gardens to the front, side, and rear.
The original side drive provides car standing and access to the front door. Whilst to the far side, there is additional driveway which leads to a detached brick garage. the garage has an up and over door, power, light, a personnel door plus a PVC double-glazed window. The remaining gardens are mainly lawned with shaped flowerbeds and borders.

REAR GARDEN
The rear garden is all nicely enclosed, it has a a paved patio and sitting area, set around a large lawn including decorative beds and borders with ornamental shrubs, plants, and trees, creating screening and privacy.

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 5500 mbps and upload speeds of up to 5500 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

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

