

5 Bedroom(s), Detached House, Freehold

Kensington Place, Bessacarr, Doncaster.



- Five Bedroom Detached Family Home In A Desirable Location
- Three Reception Rooms
- Ground Floor W/C and a Family Bathroom
- Front and Rear Garden
- Popular Location in Bessacarr with Local Schools, Transport Links and Amenities

- Detached Double Garage and Driveway With Space For Seven Cars
- Modern Breakfast Kitchen
- Two En Suite Bathrooms
- Utility Room

£650,000
For Sale

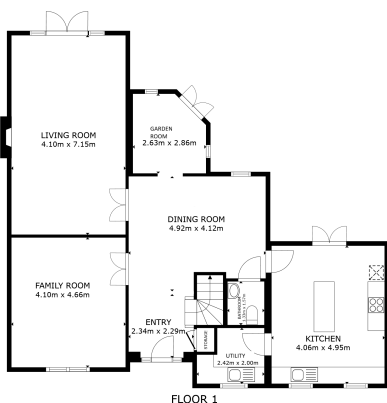
Book your viewing today Tel: 01302 247754

Owner's View

We have lived in this property from new for 12 very happy years. The property is situated on an extremely attractive private cul de sac featuring just 5 other individual detached properties. The house has provided us with excellent flexible family living accommodation. The front and rear gardens feature several sitting areas and mature planting with an open aspect to the rear. This has provided the perfect space for entertaining family and friends or simply enjoying a glass of something refreshing in a peaceful and picturesque environment.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 112.7 sq ft FLOOR 2 105.5 sq ft
TOTAL 218.2 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Kitchen



Spacious double aspect breakfast kitchen having an extensive range of wall and base units with granite worktops, splashbacks and island. Includes a range of built in appliances including two full size fan assisted ovens, microwave, separate steam oven, fridge/freezer, dishwasher, 5 ring gas hob with extractor fan/hood and large dual zone wine fridge.

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



Stainless steel one and a half sink under mounted to granite work surface and mixer tap with cold water filter. Inset ceiling spotlights and underlighting to wall units. Wood effect tiled floor and French doors leading to rear patio and garden.

Dining Hall



Built in cloak cupboard and staircase to first floor galleried landing. Natural Oak flooring. Open access to spacious dining area.

Lounge



Spacious rear facing main reception room having polished stone feature fireplace and open living flame coal effect gas fire. French doors open on to the rear garden and patio.

Family Room



Well proportioned reception room with front aspect.

Garden Room



The garden room has French doors leading to rear patio and gardens.

Utility Room



Stainless steel single sink with mixer tap inset to granite effect worktop with range of ceiling and wall units to match kitchen. Wall mounted boiler.

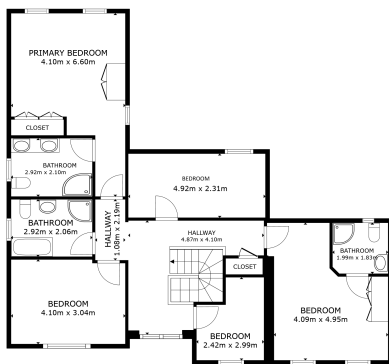
W/C



WC and wall mounted vanity wash basin. Ceramic tiled floor.

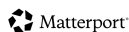
First Floor

Floor Plan



FLOOR 2

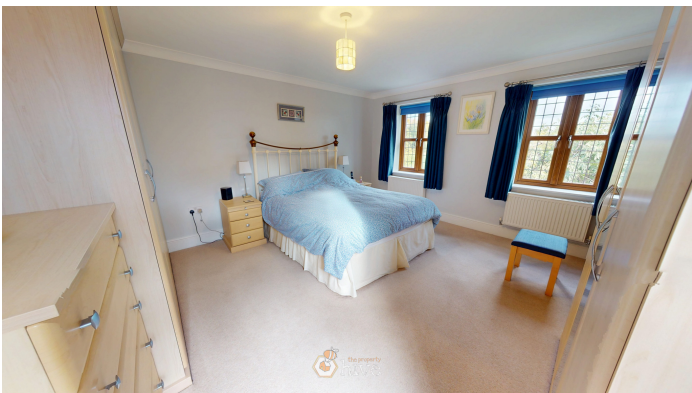
GROSS INTERNAL AREA:
FLOOR 1: 112.7 m² FLOOR 2: 105.5 m²
TOTAL: 218.2 m²
SIZES AND CONVEYING ARE APPROXIMATE, ACTUAL MAY VARY



Landing

Galleried landing with large picture window to front aspect. Doors off to five bedrooms, family bathroom and linen cupboard.

Master Bedroom & En Suite



Rear facing master bedroom with range of fitted wardrobes, drawers and dressing table. Double glazed door leading to balcony overlooking the rear garden. Large bathroom with double shower enclosure and Aqualisa digital shower. Built in vanity units with double sink and



storage. WC. Large heated mirror. Ceramic wall and floor tiling. Heated towel rail.

Bedroom & En Suite



Large bedroom with front aspect. Fitted wardrobes. Ensuite with Aqualisa digital shower, WC and sink. Ceramic floor and wall tiling and heated towel rail.



Bedroom



Overlooking front aspect

Bedroom



Overlooking rear garden. Access to loft space which contains the pressurised hot water tank.

Bedroom



Overlooking front aspect

Family Bathroom



Bathroom with large bath and separate shower enclosure with Aqualisa digital shower. WC and sink. Ceramic wall and floor tiling. Heated towel rail.

Externals

Front Aspect



Large block paved driveway, with space for at least five cars, leading to double garage with light, power and electric remote door. Lawned area with mature planting. Separate decked seating area with pergola. Outside tap. External lighting.



Rear Garden



The rear garden consists of several patio areas and a large decked area covered seating area. Lawned area with mature trees (including apple tree) and planting. External lighting.

Property Information

Council Tax Band - G

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Utility Room

Approximate Electrical System Installation Date -

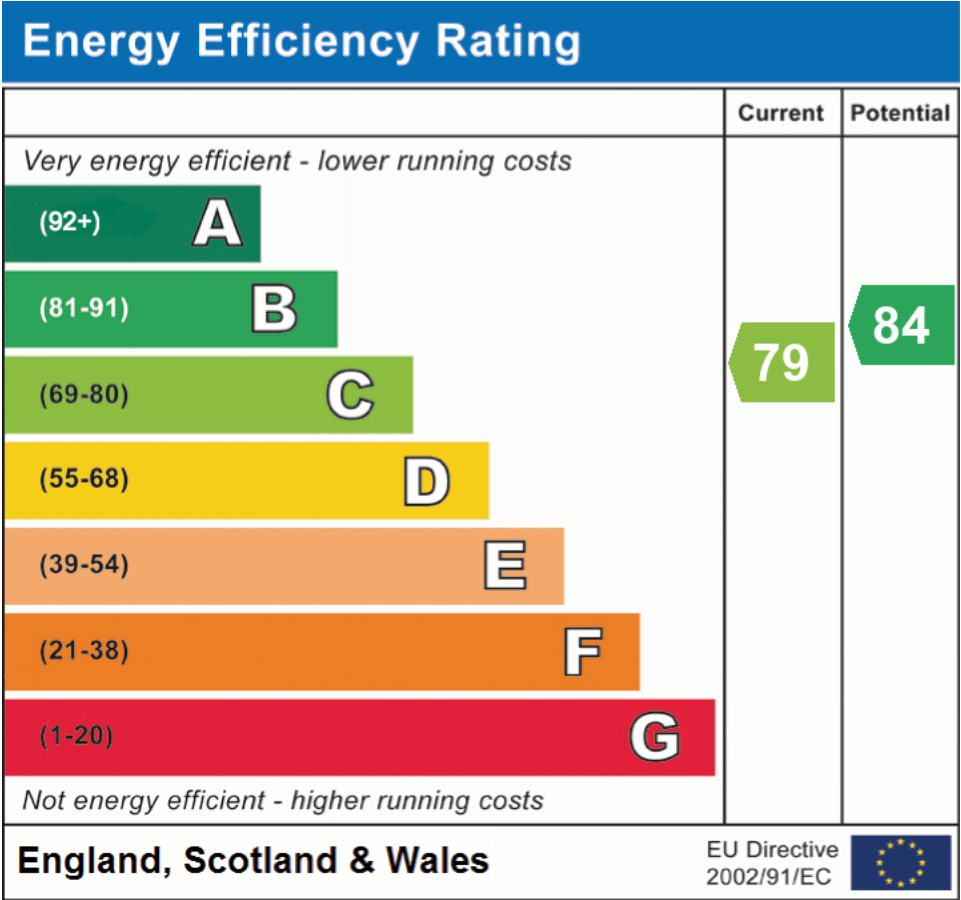
Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.