

**5 Bedroom(s), Detached House, Freehold**

**Bawtry Road, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Kitchen Diner
- Lounge Diner and Separate Family Room
- Driveway, Garage and EV Charging
- Local Amenities, Schools and Transport Links

- Five Bedroom Detached Family Home
- Contemporary Family Bathroom, Three En Suites and Ground Floor W/C
- Utility Room
- Landscaped Rear Enclosed Garden
- Popular Location in Bessacarr

**£495,000**  
**For Sale**

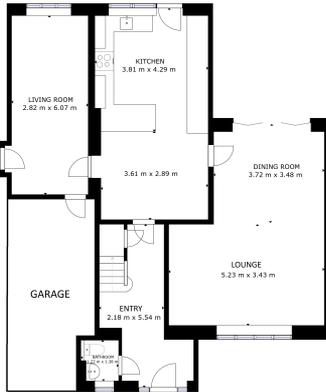
*Book your viewing today* Tel: 01302 247754

## Owner's View

Located on the highly sought-after Bawtry Road in Bessacarr, this superb five bedroom detached home offers spacious and versatile living, ideal for modern family life. The ground floor comprises a welcoming entrance hall, generous lounge diner, modern kitchen diner, and a separate family room, along with a utility room and convenient ground floor W/C. To the first floor are five well-proportioned bedrooms, three with en suites, plus a contemporary family bathroom. Externally, the property benefits from a landscaped, easy-to-maintain rear garden, a spacious driveway, garage, and an electric vehicle charging point. Positioned close to excellent schools, amenities and transport links, this outstanding home offers both comfort and convenience. Early viewing is highly recommended.

## Ground Floor

### Floor Plan



BEHIND SCENES: JAMES  
ROOM 1: 3.82m x 4.27m  
ROOM 2: 3.81m x 4.29m  
ROOM 3: 3.72m x 3.48m  
ROOM 4: 5.23m x 3.43m  
ROOM 5: 2.18m x 3.54m

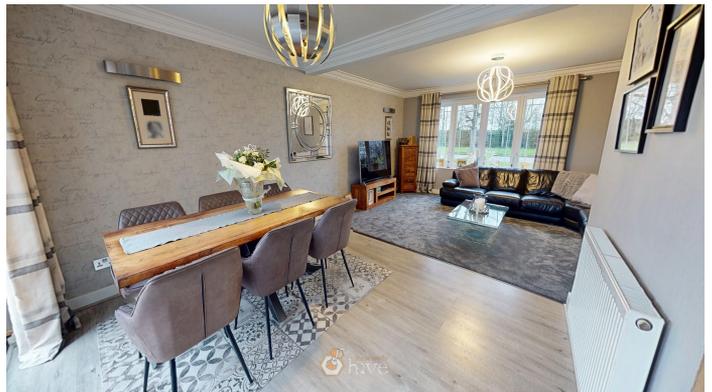
Matterport



### Entry

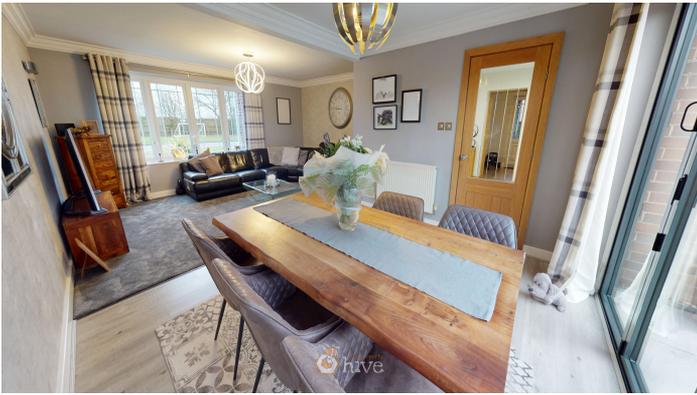


### Lounge Diner



### Kitchen Diner





**Family Room**

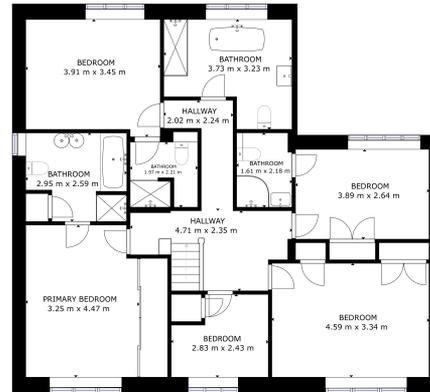


**W/C**

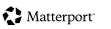


**First Floor**

**Floor Plan**



Overall External Area:  
Floor 1: 142.83 sq. ft. (13.18 m<sup>2</sup>)  
Total: 142.83 sq. ft. (13.18 m<sup>2</sup>)



**Master Bedroom & En Suite**





**Bedroom & En Suite**



**Bedroom & En Suite**



**Bedroom**





**Bedroom**



**Front Aspect**



**Family Bathroom**



**Externals**



**Rear Garden**



## Property Information

Council Tax Band - D  
 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 - Main bedroom Ensuite



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	