

**2 Bedroom(s), Semi-Detached House, Freehold**

**Roxby Close, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Beautifully Presented and Renovated Throughout
- Contemporary Family Bathroom
- Driveway and Garage
- Full CCTV and alarm system

- Two Bedroom Semi Detached Home
- Modern and Open Plan Kitchen, Lounge and Dining Area
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£200,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

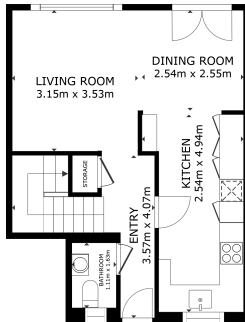


## Owner's View

This beautifully modernised and fully extended 2-bedroom semi-detached home offers high-quality finishes, generous living space, and impressive upgrades throughout. Renovated from top to bottom, the property includes a front extension, an extended open-plan kitchen/living/dining area, and major improvements such as a full rewire, new boiler and heating system, new internal and external doors, and new windows. The open-plan downstairs layout creates a bright, spacious, and sociable environment, while thoughtful upgrades throughout make this home completely move-in ready.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA:  
FLOOR 1: 40.0 m<sup>2</sup> FLOOR 2: 20.8 m<sup>2</sup>  
ENCLOSURE AREA: VERANDA: 6.0 m<sup>2</sup>  
TOTAL: 66.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Kitchen



## Lounge Diner





W/C



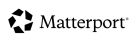
First Floor

Floor Plan

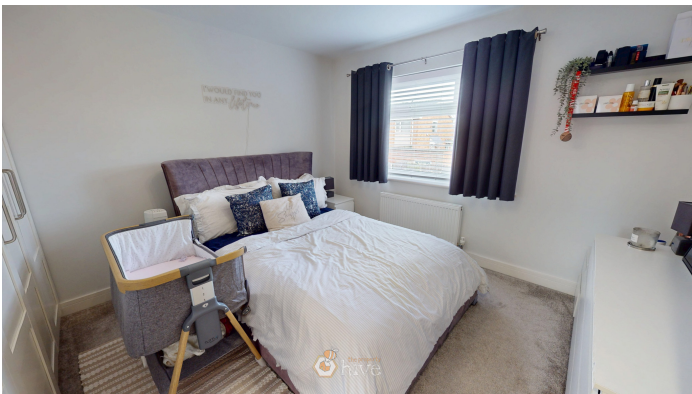


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 49.6 m<sup>2</sup> FLOOR 2: 28.8 m<sup>2</sup>  
EXCLUDED AREAS: VERANDA 1.6 m<sup>2</sup>  
TOTAL: 78.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom



Bedroom



Bathroom



Externals





**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water- Yes

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 8/12/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 8/12/2023

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 8/12/2023

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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

