

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

**Bessacarr Lane, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Detached Family Home
- Sociable Open Plan Kitchen Diner with Entertainment Space
- Ground Floor Toilet
- Gardens to the Front & Rear

- No Chain
- Five Bedrooms En Suite and Walk In Wardrobe to Master
- Utility Room and Boot Room
- Family Bathroom
- Garage & Driveway

**£490,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

This spacious home welcomes you into a layout designed for modern family life. The sociable open plan kitchen diner is the heart of the home, offering ample space for cooking, dining, and entertaining. With room for both formal and relaxed gatherings, it opens out to the garden—ideal for indoor-outdoor living. The lounge provides a comfortable retreat, while the utility room and boot room help to keep the day-to-day running of the household organised. A ground floor WC adds convenience for guests and family alike. Upstairs, there are five bedrooms, with the master suite benefiting from its own en suite shower room and a walk-in wardrobe. A family bathroom serves the remaining bedrooms. Outside, the property features gardens to both the front and rear, a private driveway, and a garage providing secure parking or storage.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA:  
FLOOR 1: 33.8m<sup>2</sup> FLOOR 2: 32m<sup>2</sup>  
EXCLUDED AREAS: PORCHES: 1m<sup>2</sup>  
TOTAL: 65.8m<sup>2</sup>



## Lounge



## Utility



## Boot Room

## Open Plan Kitchen Diner and Entertainment Area

## Office



## Bedroom One with En Suite and Walk in Wardrobe



## Ground Floor Toilet



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 101 m<sup>2</sup>; FLOOR 2: 92 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>  
TOTAL: 193 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Bedroom



## Bedroom



## Family Bathroom



## Bedroom



## Externals

### Front Aspect



## Bedroom



## Rear Garden



## Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - 10/1/2025

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - Gas Boiler with radiators

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

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.

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## Energy Performance Certificate

