

4 Bedroom(s), Detached House, Freehold

Convent Grove, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Well Presented Four Bedroom Detached Family Home
- Utility Room and Ground Floor W/C
- Sizeable Rear Enclosed Garden
- Driveway

- No Chain
- Modern Kitchen Diner
- Two En Suite Bathrooms Plus Family Bathroom
- Double Garage with Workshop/Storage Space
- Local Amenities, Schools and Transport Links

£450,000
For Sale

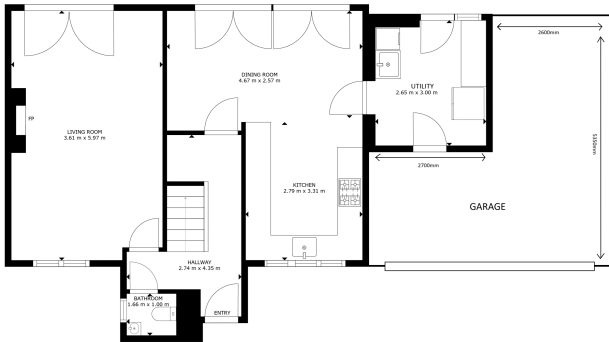
Book your viewing today Tel: 01302 247754

Owner's View

The house has been a fabulous family home in a lovely, quiet cul-de-sac. During our time here, we have undertaken numerous improvements, including high quality bathrooms and en-suites and a fabulous open-plan kitchen/dining/family area. The development is lovely and private, being situated in arguably one of the nicest areas of Doncaster. We are in the heart of the Bessacarr conservation area, yet we have numerous shops and amenities within walking distance and in the catchment area for several really good schools. We have loved living here and it will be sad to leave, but with family now grown-up we no longer need a home of this size.

Ground Floor

Floor Plan



FLOOR 1

STRICTLY INTERNAL AREA
FLOOR 1: 35.00m² (375.00 sq ft)
TOTAL: 100.00m² (1076.41 sq ft)
GROSS AND CONVERSION TOTALS ARE APPROXIMATE. ACTUAL MAY VARY.



Entry



Kitchen Diner



Lounge





The floor plan for the second floor includes the following rooms and dimensions:

- Bedroom:** 2.63 m x 2.97 m
- Bedroom:** 2.46 m x 1.95 m
- Bedroom:** 3.08 m x 2.90 m
- Bedroom:** 2.26 m x 1.52 m
- Bathroom:** 2.06 m x 1.89 m
- Bathroom:** 2.2 m x 1.58 m
- Primary Bedroom:** 3.64 m x 3.92 m
- Hallway:** 2.86 m x 4.52 m
- Closet:** One on the left side and one in the center.

The plan also shows a staircase, a linen closet (LINEN), and a storage area (STORAGE) near the primary bedroom.

GROSS INTERNAL AREA
FLOOR 1: 63 m², FLOOR 2: 55 m²
TOTAL: 118 m²



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.

Bedroom & En Suite



Bedroom



Family Bathroom



Bedroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

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 - Garage

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

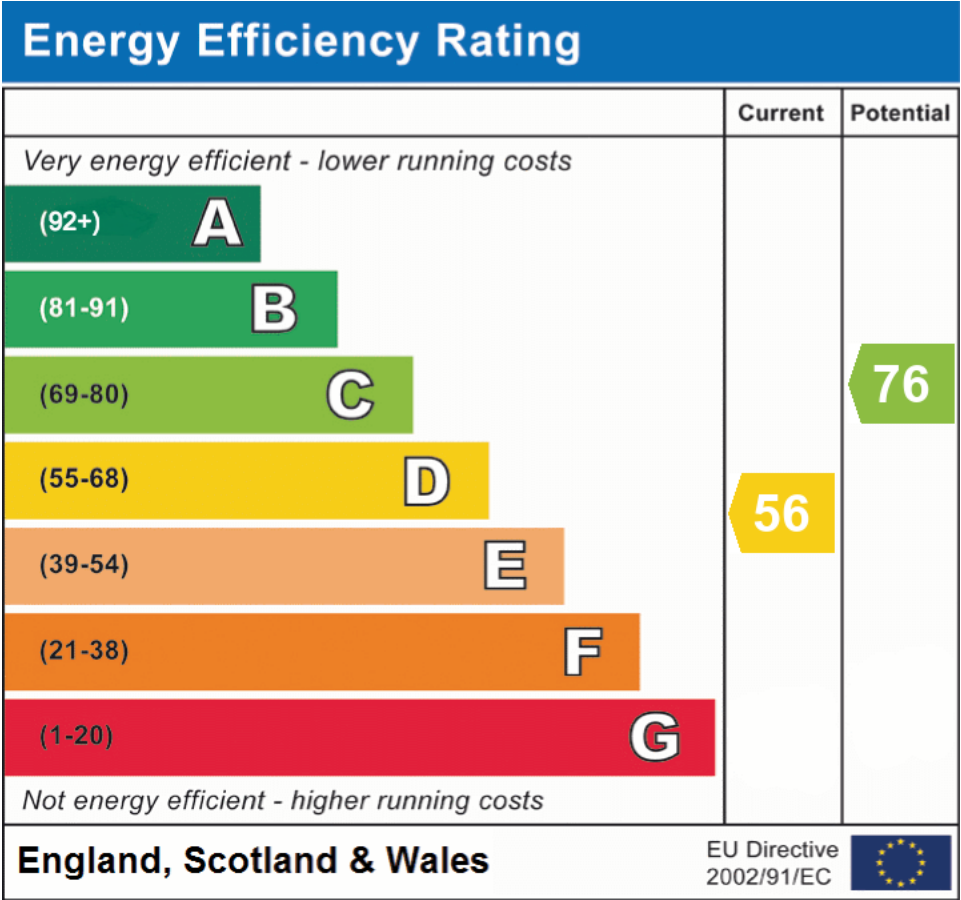
Loft Insulation - Yes

Loft Boarded out - No

Any restrictions on the use of the property which would impact a buyers general use of the property or land - We are situated in a conservation area. The trees have Tree Preservation Orders.

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.