

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

**Ellers Drive, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Spacious Driveway and Garage
- Modern Breakfast Kitchen-Lounge-Diner with Integrated Appliances
- Family Bathroom, Two W/Cs and En Suite to Master Bedroom
- Utility Area

- Six Bed Detached Home Arranged Over Three Floors
- Rear Enclosed Garden with Summer House used as a Bar
- Lounge and Separate Sunroom
- Office Space on Third Floor
- Popular Location with Amenities in Walking Distance

**£595,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

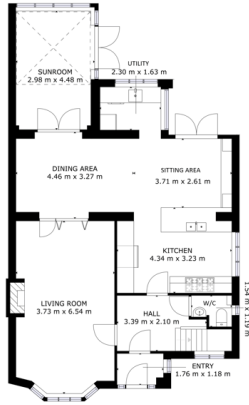


## Owner's View

6 bedroom spacious well maintained detached family home in quiet and much sought after location. The heart of the house is the contemporary open plan kitchen-diner-lounge with integrated appliances and breakfast bar - an ideal entertaining space. Private rear garden ideal for family life and summer gatherings. Garage and off road parking for 3 cars at the front of the house. Ideal location for schools, local shops and access to the Lake/Lakeside outlet all within walking distance. Very convenient for the City centre, Bawtry, the airport and the Yorkshire Wildlife Park.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 90 m<sup>2</sup> FLOOR 2: 85 m<sup>2</sup> FLOOR 3: 56 m<sup>2</sup>  
TOTAL: 231 m<sup>2</sup>

Matterport

### Entry



### W/C



## Breakfast Kitchen/Lounge/Diner







Utility



Lounge

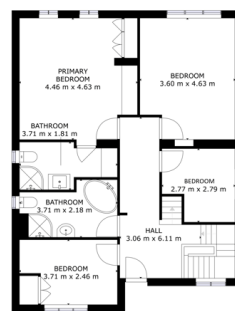


Sun Room



First Floor

Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 90 m<sup>2</sup>, FLOOR 2: 85 m<sup>2</sup>, FLOOR 3: 56 m<sup>2</sup>  
TOTAL: 231 m<sup>2</sup>  
MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



## Master Bedroom & En Suite



## Bedroom



## Bedroom



## Bedroom



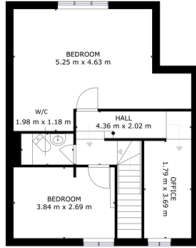
## Family Bathroom



## Second Floor



## Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 90 m<sup>2</sup>, FLOOR 2: 85 m<sup>2</sup>, FLOOR 3: 56 m<sup>2</sup>  
TOTAL: 231 m<sup>2</sup>



## Bedroom



## Bedroom



## Office Area



## Externals

## Front Aspect



## Rear Garden







## Summer House



## Property Information

Council Tax Band - F

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 -

1/10/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/10/2023

Boiler Location - Boiler room on 1st floor

Approximate Electrical System Installation Date -

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.





*We make it happen.*

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Energy Performance Certificate