

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

**Harcourt Close, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Spacious Corner Plot
- Rear Enclosed Garden
- Sun Room
- Ground Floor W/C

- Four Bedroom Detached Family Home
- Driveway and Garage
- Two Reception Rooms
- Kitchen and Utility
- Master Suite with En Suite

**£385,000**  
**For Sale**

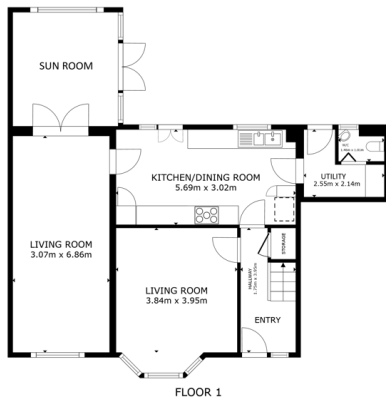
*Book your viewing today* Tel: 01302 247754

## Owner's View

Situated on a desirable corner plot, this well-presented 4-bedroom detached home in Bessacarr offers generous living space, a driveway and garage, and a rear enclosed garden perfect for families. The ground floor features a sitting room, a spacious kitchen diner, a utility room, and a convenient W/C. The home also benefits from a living/dining room and a sunroom, providing an abundance of natural light and a seamless connection to the garden. Upstairs, there are four well-proportioned bedrooms, including a master suite with an en-suite bathroom, alongside a modern family bathroom. Located in a sought-after area, this property offers both comfort and convenience, making it an ideal family home.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 60.00 sqm FLOOR 2: 60.00 sqm  
EXCLUDED AREAS: PORCH 2.2 sqm  
TOTAL: 122.20 sqm

Matterport

### Entry



### Sitting Room



### Kitchen Diner





**Sun Room**



**Lounge Diner**



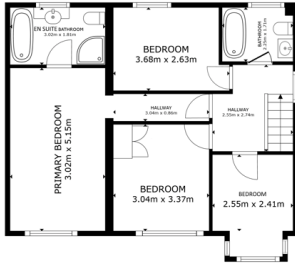
**Utility and W/C**



**First Floor**



## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 80.00 sqm FLOOR 2: 65.7 sqm  
EXCLUDED AREAS: PORCH: 2.5 sqm  
TOTAL: 148.2 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Master Suite with En Suite



## Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Externals

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - yes

Tenure - freehold

Solar Panels - no

Space Heating System -

Approximate Heating System Installation Date - under 10 years old

Water Heating System -



Approximate Water Heating Installation Date -

Boiler Location - kitchen cupboard

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation - yes

Loft Boarded out - no

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

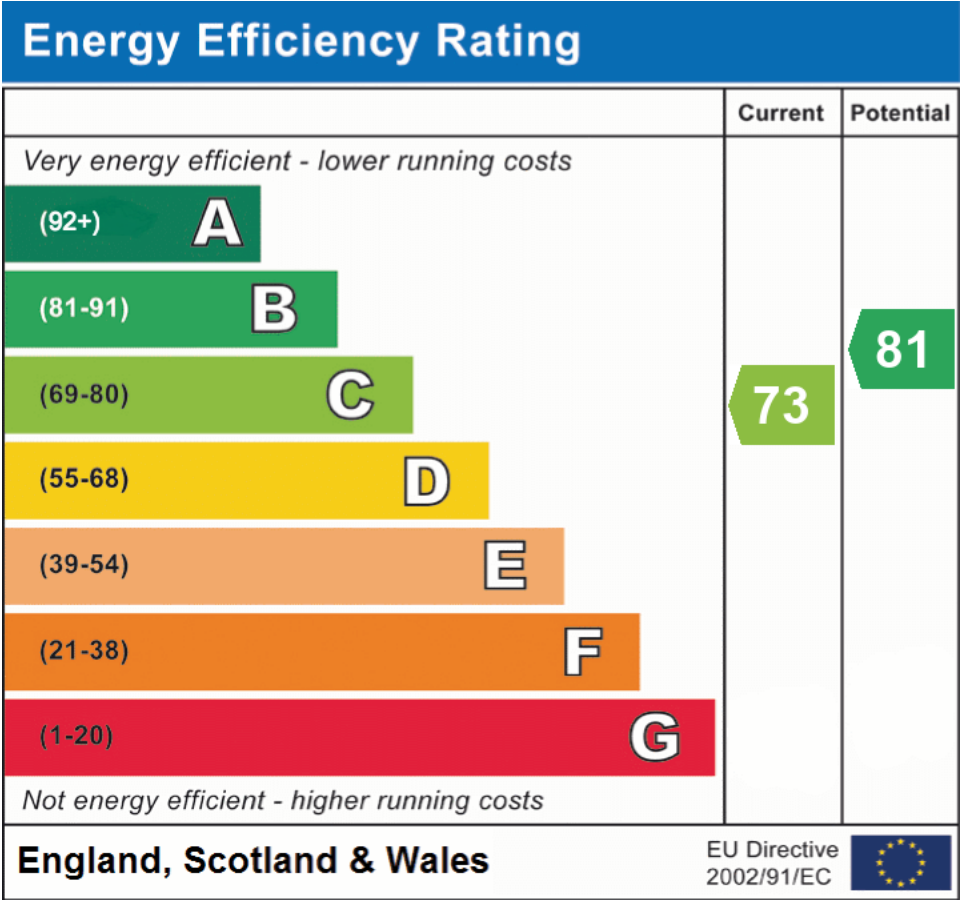
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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.

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## Energy Performance Certificate



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