

5 Bedroom(s), Detached House, Freehold

Bowlease Gardens, Bessacarr.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen Diner
- Spacious L Shaped Lounge
- Integral Garage with Utility Area
- Driveway Allowing for Multiple Cars to Park

- Stunning Detached Family Home In Sought After Location
- Five/Four Bedrooms One with En Suite
- Ground Floor Bathroom and Shower Room on the First Floor
- Beautiful Gardens to the Front Side and Rear

**Offers in Region
of
£480,000
For Sale**

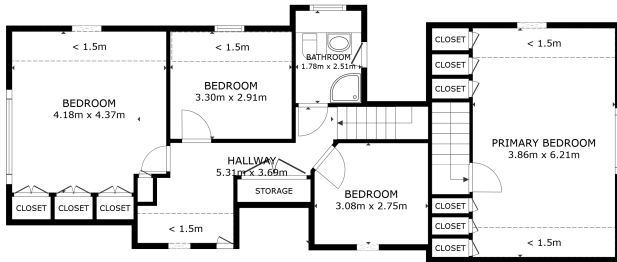
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This Stunning Family home is an oasis of calm and relaxation. Set back this property has stunning grounds and is found in one of Doncaster most desirable locations. This home boast a modern and contentmpoarty kitchen diner ideal for entertaining and is the hub of the home, looking out onto the gorgeous gardens is the spacious L shaped lounge. The ground floor has a fifth bedroom/Study with en suite which can be used for visiting friends and family. Book your viewing today to avoid disappointment.

Ground Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA:
FLOOR 1: 1,000.4 sq ft FLOOR 2: 2,714.4 sq ft
EXCLUDED AREAS: TERRACE/PAVING/DECK 14.2 sq ft
TOTAL: 3,714.6 sq ft
SIZES ARE APPROXIMATE AND INFORMATION IS NOT TO BE RELIED UPON.



Entrance Hallway



Open Plan kitchen Diner



Lounge



Bedroom/Study With En Suite

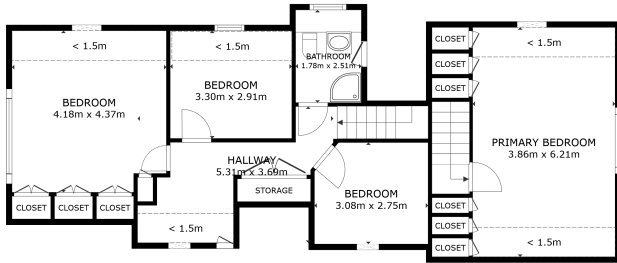


Bathroom



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA:
FLOOR 1: 100.1 sqm - FLOOR 2: 214.4 sqm
EXCLUDED AREAS: TERRACE: 14.2 sqm
TOTAL: 318.7 sqm



Bedroom



Bedroom



Bedroom



Shower Room



Bedroom



External



Front Aspect



Rear, Side and Kitchen Gardens



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £240

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Within the last 15 years

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Last 15 years

Boiler Location - Utility room at the rear of the garage

Approximate Electrical System Installation Date - Rewired in the last 15 years

Approximate Electrical System Test Date - Yearly as I have British Gas Homecare 4 cover

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.



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.

Fires/Heaters - Gas

Permanent Loft Ladder - No

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

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 