

**5 Bedroom(s), Detached House, To be Advised**

**Fillies Avenue, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen Diner with Living Area
- Utility Room and Ground Floor W/C
- En Suite to Master
- Driveway and Garage

- Beautifully Presented Five Bedroom Detached Family Home
- Lounge
- Contemporary Family Bathroom
- Rear Enclosed Garden
- Popular Location Close to Amenities and Motorway links

**Offers Over  
£375,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

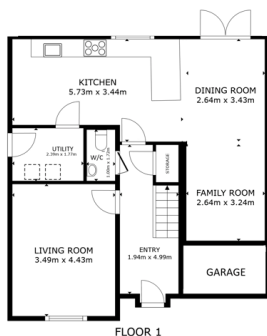


## Owner's View

Situated in the sought-after area of Bessacarr, this well-presented and beautifully decorated five-bedroom detached home on Fillies Avenue offers spacious and modern living, perfect for families. Inside, the inviting lounge provides a comfortable space to relax, while the open-plan L-shaped kitchen diner with a living area creates a fantastic hub for family life and entertaining. A utility room adds practicality, and a ground floor W/C enhances convenience. Upstairs, there are five well-proportioned bedrooms, including a master suite with an en-suite shower room, plus a modern family bathroom serving the additional bedrooms. Located in a highly desirable area, this home provides easy access to local amenities, excellent schools, and transport links, making it a fantastic opportunity for families looking to settle in Bessacarr.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 70.00 sqm FLOOR 2: 75.1 sqm  
EXCLUDED AREAS: PORCH: 20.0 sqm  
TOTAL: 145.1 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Entry



### Lounge



### Kitchen Diner with Living Space







Utility

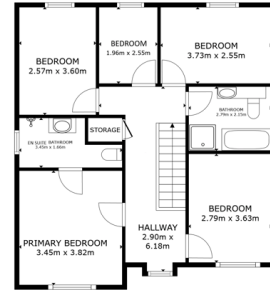


W/C



First Floor

Floor Plan



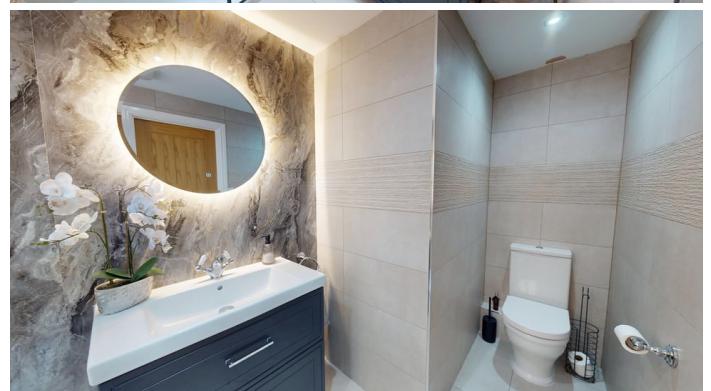
FLOOR 2

GROSS INTERNAL AREA:  
FLOOR 1: 70.0 sqm, FLOOR 2: 24.1 sqm  
EXCLUDED AREA: 1.0 sqm  
TOTAL: 94.1 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom with En Suite



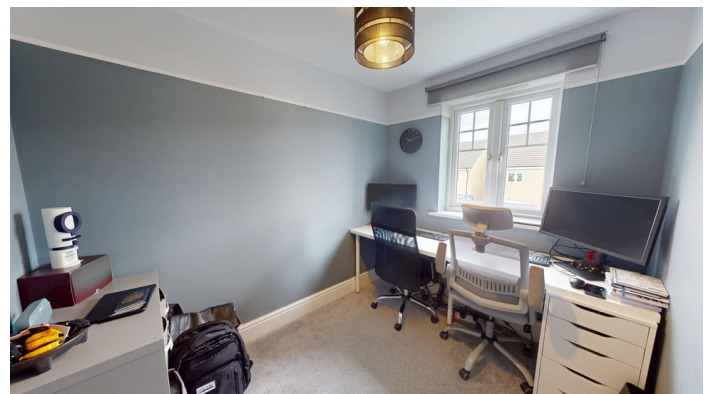


**Bedroom**



**Bedroom**

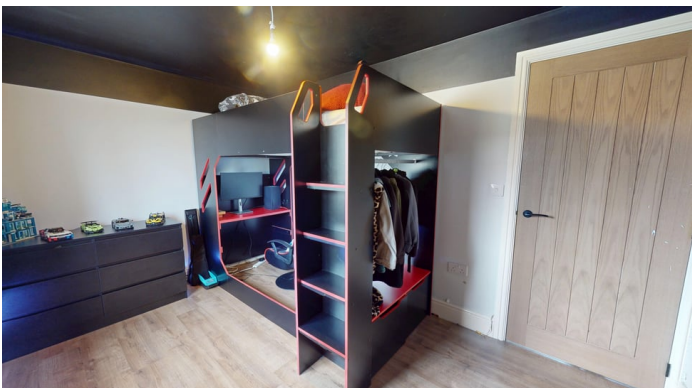
**Bedroom**



**Family Bathroom**



**Bedroom**



**Externals**



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure - Freehold

Solar Panels - no

Space Heating System -

Approximate Heating System Installation Date - Oct 2018

Water Heating System -



Approximate Water Heating Installation Date -

Boiler Location - garage

Approximate Electrical System Installation Date -

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

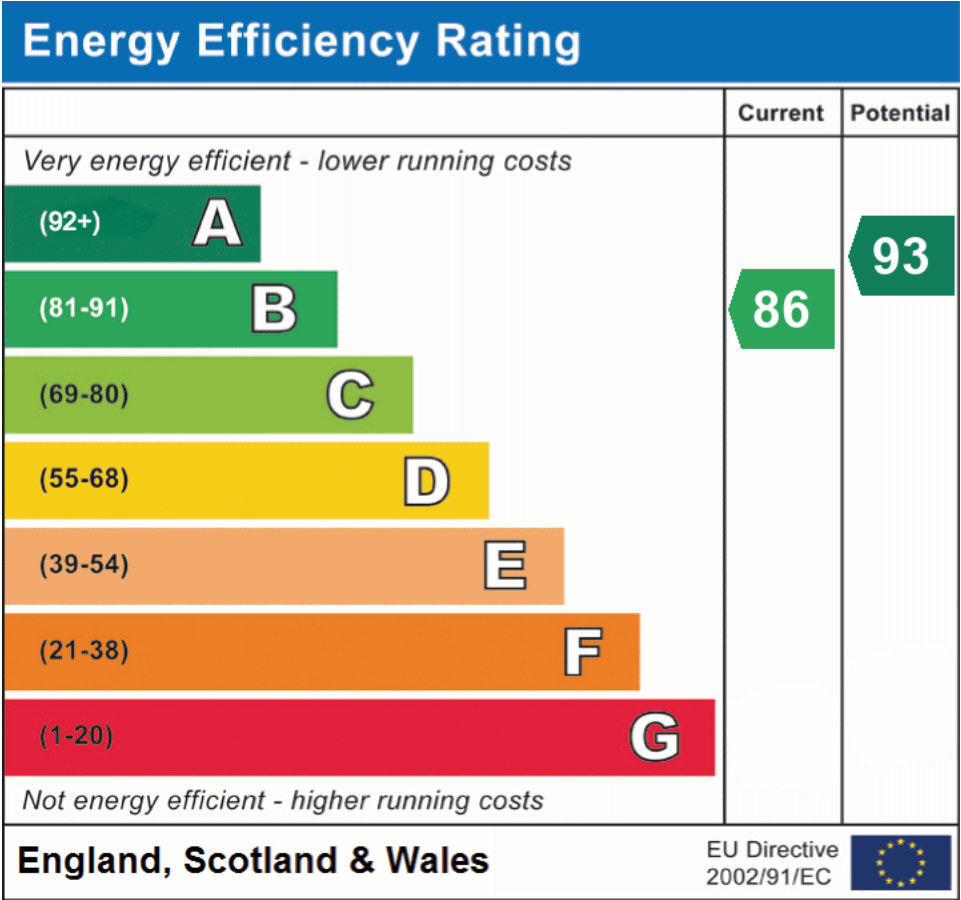
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

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.



## 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.