

5 Bedroom(s), Detached House, Freehold

Apple Tree Way, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Five Bedrooms Two Bedrooms with En Suites and Walk in Wardrobes
- Garden Room
- Beautiful Rear Enclosed Garden With Decking Areas And Pond
- Garage And Driveway Allowing For Multiple Cars To Park

- Stunning Detached Family Home Over Three Storeys
- Study
- Spacious Modern Kitchen Diner And Utility Room
- Sought After Location in Bessacarr

£450,000
For Sale

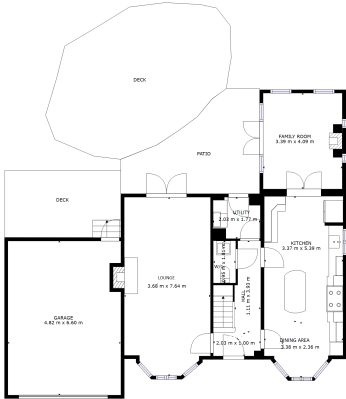
Book your viewing today Tel: 01302 247754

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... We have been involved with the property being built from the start and have therefore been able to make some nice additions and personal touches for example the two balconies to the third floor the re-design of kitchen/dining room and fitting a bespoke kitchen, also the addition of the Garden Room. The outside space has been totally landscaped with the bonus of the hot tub and gazebo and room for a BBQ and outdoor kitchen making summer BBQ's lots of fun.

Ground Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 83 m², FLOOR 2: 83 m²
FLOOR 3: 28 m², FLOOR 4: 80 m²
GARAGE: 31 m², DECK: 31 m²
PERG: 19 m², PROTECTED TERRACE BELOW: 3.5 m²
TOTAL: 185 m²

FLOOR 1



Garden Room



Kitchen Diner



Lounge



Utility



Master Bedroom & En Suite

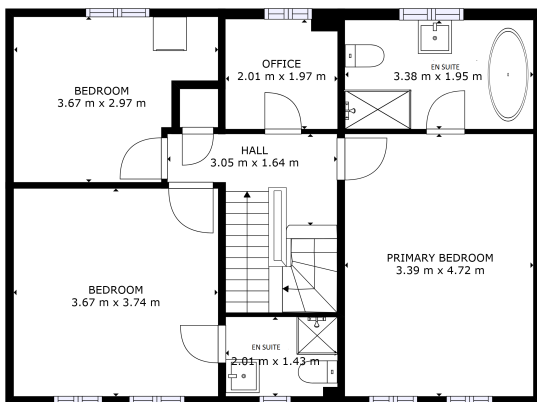


W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 61 M², FLOOR 2: 62 M²
 FLOOR 3: 39 M², EXCLUDED MEAS:
 GARAGE: 11 M², DECK: 21 M²
 PATIO: 19 M², REDUCED HEADROOM BELOW 1.5M: 9 M²
 TOTAL: 142 M²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



Second Bedroom



Third Bedroom

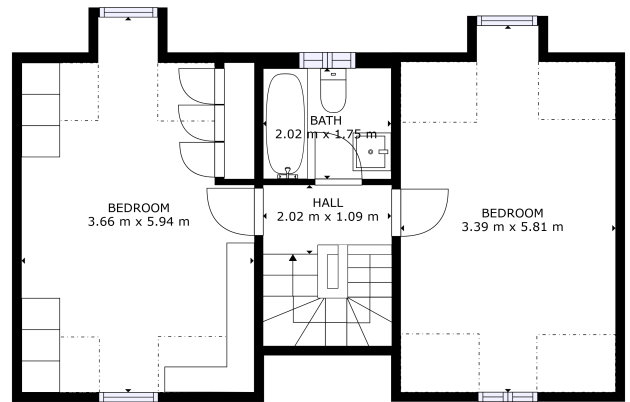


Study



Second Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 3: 31.00 SQ. METRES: 33.00 SQ. METRES
 FLOOR 4: 30.00 SQ. METRES: 30.00 SQ. METRES
 GARAGE: 31.00 SQ. METRES: 31.00 SQ. METRES
 PATIO: 18.00 SQ. METRES: 18.00 SQ. METRES
 TOTAL: 110.00 SQ. METRES: 112.00 SQ. METRES
BASED ON DIMENSIONS AND MEASUREMENTS. ACTUAL MAY VARY.

Matterport

Fourth Bedroom



Fifth Bedroom/Lounge



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -



Loft Insulation –N/A

Loft Boarded out – N/A

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.

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -From new

Water Heating System -Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - N/A

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>		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(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	