

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

**Stoops Lane, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Six Bedroom Detached Family Home
- Utility Room
- Enclosed Rear And Side Gardens
- Open Plan Kitchen Dining Living Space

- Sought After Location in Bessacarr
- Family Bathroom & Separate Shower Room
- Integral Double Garage And Driveway Allowing For Multiple Cars To Park
- Ground Floor W/C

**£425,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

A fully renovated house with complete layout change making it perfect for the growing family or a couple needing space or even a multi-generational family. In addition to larger rooms and new décor the house also benefits from all new plumbing and radiators throughout, a new boiler repositioned in the loft to save space, structured network cables and WIFI hotspots discreetly mounted in the ceilings to ensure you never drop signal no matter how heavy the bandwidth use. This property includes a cleaner once a fortnight along side a gardener once a month, and also broadband.

## Ground Floor

### Floor Plan



Matterport

## Open Plan Kitchen Dining And Sitting Space



## Utility Room



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.



## Lounge



## Music Room/Office

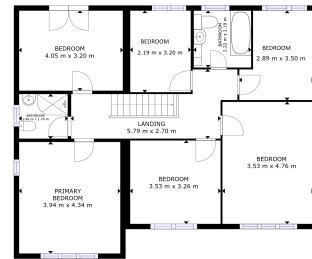


## Ground Floor W/C



## First Floor

### Floor Plan



2ND FLOOR

GRAND TOTAL AREA  
217 FLOORS: 88 m<sup>2</sup>, 2ND FLOOR: 100 m<sup>2</sup>  
TOTAL: 188 m<sup>2</sup> (TOTAL: 188 m<sup>2</sup>)  
(SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

Matterport

## Master Bedroom







**Second Bedroom**



**Fourth Bedroom**



**Third Bedroom**



**Fifth Bedroom**





**Sixth Bedroom**



**Family Bathroom**



**Shower Room**



**External**

**Front Aspect**



**Rear And Side Gardens**



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - 4000Kwh

Average Annual Gas Bills - 15000Kwh

Average Annual Water Bills - £600

Tenure - Freehold

Solar Panels - No panels at present however we are considering getting





them installed. If we do then we would like to add them to the cost of the house or take them with us. Quote price is £10k

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -2020

Water Heating System -Gas combi boiler

Approximate Water Heating Installation Date - 2020

Boiler Location - Loft apex

Approximate Electrical System Installation Date - 2015

Approximate Electrical System Test Date - 2022 (cert available)

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - Yes

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.



## Energy Performance Certificate

