

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

**Whin Hill Road, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Stunning Detached Executive Family Room in a Envable Location
- Lounge and Play Room
- Two Storey Integral Garage with Gym
- Driveway Allowing for Multiple Cars to Park

- Modern Contemporary and Bespoke Kitchen, Dining and Family Room
- Stunning Detached Executive Family Home in a Envable Location
- Utility/Boot Room and Ground Floor W/C
- Six Bedrooms Two With En Suites, the Master Having a Dressing Room
- Stunning Landscaped Gardens

**£1,200,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

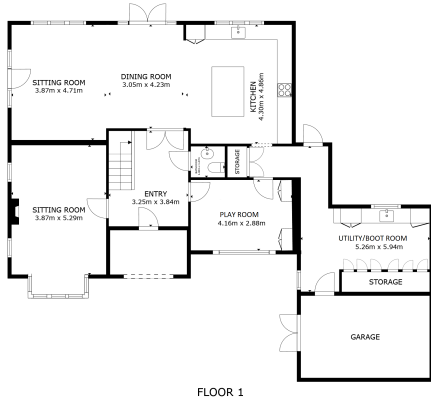


## Owner's View

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... Nestled in a secluded area of Bessacarr, our home has been built with love and a lot of attention to detail. A new self build which has an abundance of traditional features, it is a wonderful family home with beautiful gardens which are so quiet and peaceful. Our favourite features are the oversized utility boot room, for organisation, the open plan room for family living and the beautiful gardens to be enjoyed.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 130.8 sq ft FLOOR 2: 107.2 sq ft FLOOR 3: 47.5 sq ft  
EXCLUDED AREAS: VERANDA 5.7 sq ft GARAGE 27.7 sq ft REDUCED HEADROOM 8.9 sq ft  
TOTAL: 309.5 sq ft  
SIZES ARE APPROXIMATE AND APPROXIMATE, ACTUAL MAY VARY

Matterport

### Entrance Hallway



### Open Plan Kitchen Dining and Family Room



### Lounge

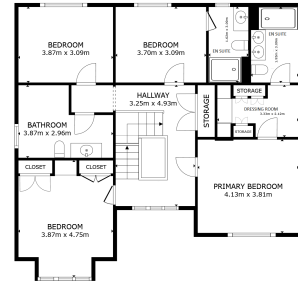




## Play Room



## Floor Plan



## Utility Room And Boot Room



## Ground Floor W/C



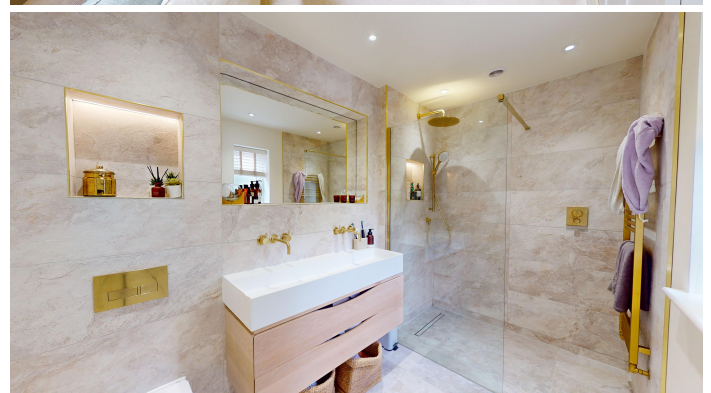
## First Floor



GROSS INTERNAL AREA  
FLOOR 1: 1,330.8 sq ft FLOOR 2: 1,071.7 sq ft FLOOR 3: 47.5 sq ft  
EXCLUDED AREAS: VERANDA 57.7 sq ft GARAGE 57.7 sq ft REDUCED HEADROOM 8.8 sq ft  
TOTAL: 2,808.3 sq ft  
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS. ACTUAL MAY VARY.



## Master Bedroom With Dressing Room And En Suite





## Bedroom With En Suite



## Bedroom



## Bedroom



## Family Bathroom



## Second Floor





the property  
hive

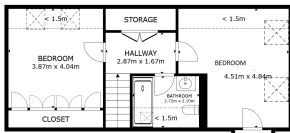
# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Floor Plan



FLOOR 3



GROSS INTERNAL AREA  
FLOOR 1: 130.5 sqm, FLOOR 2: 102.2 sqm, FLOOR 3: 47.5 sqm  
EXCLUDED AREAS - VERANDA 5.7 sqm, GARAGE 17.7 sqm, REDUCED HEADROOM 8.9 sqm  
TOTAL: 285.5 sqm  
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS. ACTUAL MAY VARY.

Matterport

## Bedroom



## Bedroom



## Shower Room



## External

## Front Aspect



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.





**Rear Garden**



**Driveway**



## Gym



## Property Information

Council Tax Band - G

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas boiler with underfloor heating

Approximate Heating System Installation Date - 2023

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2023

Approximate Electrical System Installation Date - 2023

Approximate Electrical System Test Date - 19.04.23

Boiler Location- Above the garage in a plant room

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - N/A

Loft Insulation -Yes

Loft Boarded out - N/A

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

