

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

**Ellers Avenue, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Sizeable and Impressive Rear Garden Plot
- Three Reception Rooms
- Ground Floor W/C
- Popular Location In Bessacarr

- No Chain
- Driveway and Garage
- Kitchen
- Family Bathroom

**£350,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Situated on the sought-after Ellers Avenue in the heart of Bessacarr, this generously proportioned 3-bedroom detached home offers an exciting opportunity for modernisation and renovation—perfect for buyers looking to create their ideal family residence. Set on a fantastic plot with a sizeable and impressive rear garden, the property also benefits from a well-maintained front garden, a private driveway providing ample off-street parking, and a detached garage offering additional storage. The ground floor welcomes you with an inviting entrance hallway leading to a convenient W/C, a functional kitchen, a spacious lounge, and a separate dining room ideal for hosting. A versatile study/family room adds further flexibility for modern living. Upstairs, the property offers three well-sized bedrooms and a family bathroom, all with scope to be updated and personalised. This home combines generous outdoor space with great internal layout and fantastic renovation potential—all in a highly desirable location close to local amenities, schools, and transport links.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 79.0 sq m FLOOR 2: 51.3 sq m  
ENCLOSURE: 100.0 sq m VERANDA: 2.4 sq m  
TOTAL: 132.3 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Kitchen



### Lounge





## Dining Room



## Study/Family Room

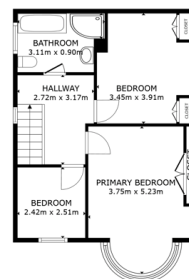


## W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 74.0 m<sup>2</sup> FLOOR 2: 52.3 m<sup>2</sup>  
EXCLUDED AREAS: VERANDA 5.4 m<sup>2</sup>  
TOTAL: 131.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Master Bedroom





**Bedroom**



**Bedroom**



**Family Bathroom**



**Loft**



**Loft**



**Externals**



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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





# *We make it happen.*

Tel: 01302 247754

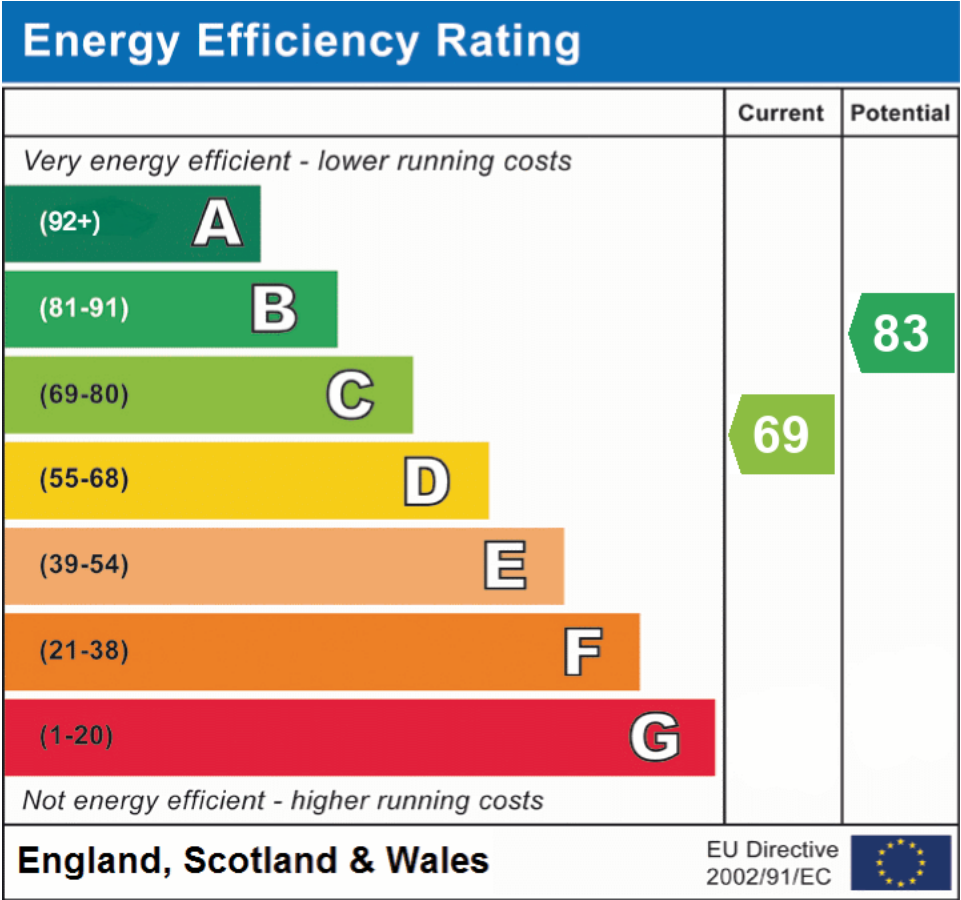
Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

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

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.