



Just give your local Estate Agent a buzz...
and let us do the rest.

Telephone: 01302 247 754 Email: info@thepropertyhive.co.uk Web: www.thepropertyhive.co.uk

4 Bedroom, Detached House

2 Stayers Road, Bessacarr



- 3D Virtual Tour Available
- Corner Plot
- Lounge
- Three Reception Rooms
- Open Plan Kitchen Diner
- Sun Room

- Utility Room
- Ground Floor Toilet
- Four Bedrooms
- En-Suite to the Master
- Garage

**Offers Over
£270,000
FOR SALE**

Arrange a viewing today

Telephone: 01302 247 754

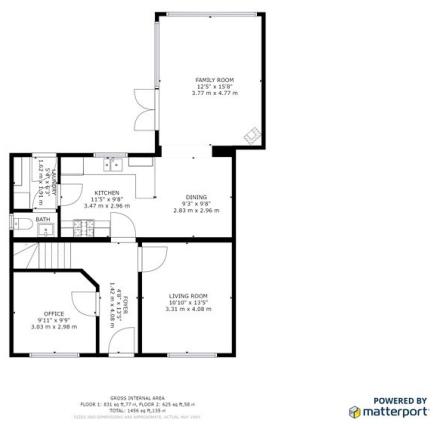
Owners View

3D Virtual Tour Available

Lovely family home, close to local amenities, shops and schools. The location also provides great access to the motorway and to the town center.

Ground Floor

Floor Plan



Entrance Hall

Stayers Road is approached through a secure door with glass inserts allowing light to flow into the home. Doors lead through to the second reception room, lounge and open plan kitchen diner. To the left hand side of the entrance hall is the turning staircase rising up onto the first floor landing.



Lounge

A bright and welcoming lounge which can be found to the front of the home. This room benefits from not being overlooked by other properties.



Second Reception Room

Found to the front of the home is a second reception room currently used as a study, this room is multifunctional and could also be used as a play room, dining room or sitting room. A generous sized window overlooks the front of the home allowing plenty of light into the room.



Open Plan Kitchen Diner

Contemporary kitchen fitted with a range of wall and base units with grey worktops above to compliment the finish incorporating a stainless steel sink unit and drainer which sits beneath a window overlooking the rear garden. Built into the design of this functional kitchen is a five ring gas hob with electric oven below, stainless steel extractor hood above and a built in dishwasher. Space within the kitchen is provided for an american style fridge freezer. Centrally positioned and clearly dividing the dining area from the kitchen is an island creating a sociable hub to entertain with family and friends. The room flows through to the dining room where adequate space is provided for a dining table and chairs. Archway leads through into the sun room and door leads into the utility area.



Sun Room

Leading on from the open plan kitchen diner is the beautifully presented spacious sun room, windows give lovely views over the rear garden and the fixed sky light allows plenty of natural sun light into the room. Double glass doors lead to the garden perfect for having open during the summer months.



Utility Room

Wall and base units in the utility room compliment the design of the kitchen. Plenty of cupboard space is provided for storage and adequate space is found for a washing machine. Doors lead to the ground floor toilet and out to the rear garden.



Ground Floor Toilet

Ground floor toilet comprises of a wash hand basin and toilet, an obscured window over looks the side of the house allowing fresh air to flow through.



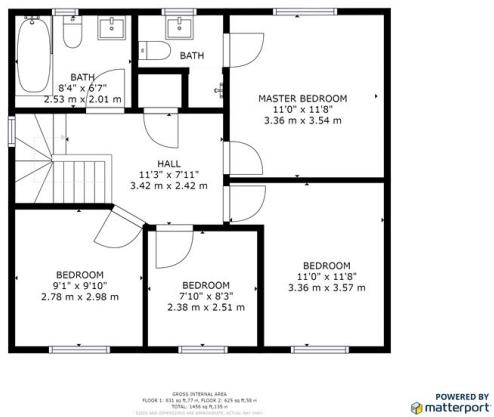
En-suite

Well presented en-suite comprises of a hand wash basin, toilet and corner shower.



First Floor

Floor Plan



Master Bedroom

Found to the rear of the home is the neutrally decorated master bedroom, the room benefits from its own en-suite.



Bedroom Two

Bedroom two is a room of double proportions found to the right hand side of the home.



Bedroom Three

Bedroom three is a room found at the front of the home.



Bedroom Four

Bedroom four is another double room found at the front of the home.



Bathroom

Family bathroom features a wash hand basin, toilet and bath with over head shower. An obscured window over looking the rear garden allows light and fresh air to flow through the room.



External

Front Garden

Mainly lawned frontage edged with a mixture of flowers and shrubs.

Rear Garden

Mainly lawned rear garden can be accessed by the gate found at the rear of the home, double glass doors in the sun room and the door in the utility room. A door gives access to the single garage.



Single Garage

A door to the side of the garage accessed from the rear garden opens to a useful storage space, the garage offers power and lighting.

Energy Performance Certificate

HM Government

2, Stayers Road, DONCASTER, DN4 7FL

Dwelling type: Detached house Reference number: 0643-3839-7776-9676-9511
 Date of assessment: 31 March 2016 Type of assessment: SAP, new dwelling
 Date of certificate: 31 March 2016 Total floor area: 112 m²

Use this document to:

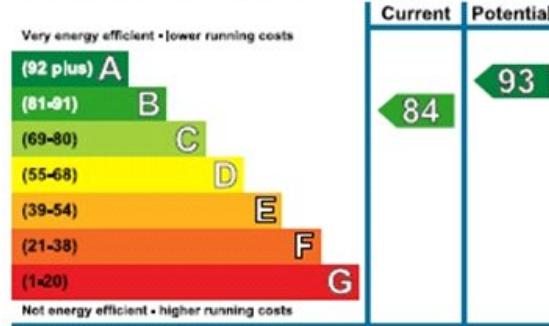
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,416
Over 3 years you could save	£ 105

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 939 over 3 years	£ 939 over 3 years	
Hot Water	£ 279 over 3 years	£ 174 over 3 years	
Totals	£ 1,416	£ 1,311	 You could save £ 105 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.