

4 Bedroom(s), Detached House, Freehold

Stayers Road, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Modern and Stylish Kitchen Diner
- Lounge
- Rear Enclosed Garden
- EV Charging Point

- Spacious Detached Family Home in a Sought After Location
- Ground Floor W/C
- Four Bedrooms Two With En Suites
- Integral Garage and Driveway Allowing for Off Road Parking
- Views Looking over to Nearby Woodland

**£315,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

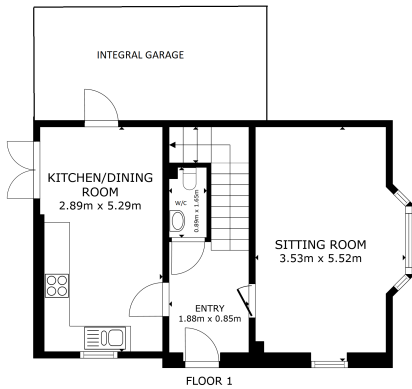


## Owner's View

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 thoroughly enjoyed living here since buying it new 8yrs ago. We picked this plot due to its unrivalled position on the Warren Park site. Access to the woods is fantastic as is the view of them from the garden and throughout the house.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR: 144.8 m<sup>2</sup> FLOOR: 239.2 m<sup>2</sup>  
TOTAL: 384.0 m<sup>2</sup>

Matterport

## Kitchen Diner



## Lounge



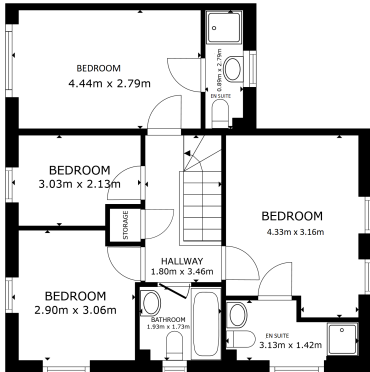
## Ground Floor W/C



## First Floor



## Floor Plan



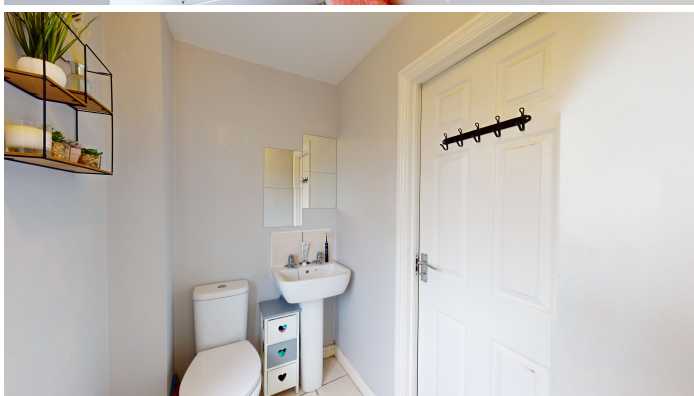
GROSS INTERNAL AREA  
 FLOOR 1: 44.2 m<sup>2</sup> / 474.9 sq. ft.  
 FLOOR 2: 29.2 m<sup>2</sup> / 314.6 sq. ft.  
 TOTAL: 73.4 m<sup>2</sup> / 789.5 sq. ft.



## Bedroom With En Suite



## Master Bedroom With En Suite



## Bedroom





## Bedroom



## Family Bathroom



## External

## Front Aspect



## Rear Garden







## Garage And Driveway



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £960

Average Annual Gas Bills - £840

Average Annual Water Bills - £430

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2016

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2016

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2016

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Large area is boarded, ladder access to the lofted area

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	