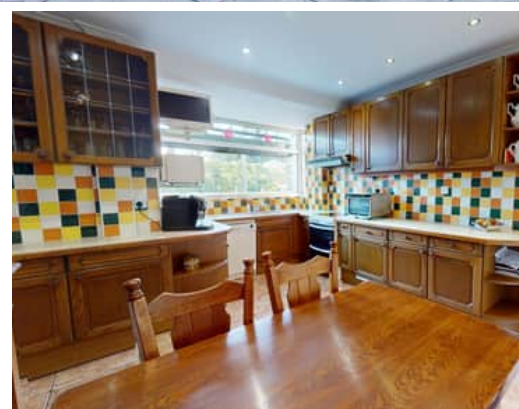


4 Bedroom(s), Detached Bungalow, Freehold

Cantley Lane, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Approximately 1/3 of an Acre
- Two Reception Rooms
- Utility Room
- Prime Location with Many Local Amenities, Schools and Transport Links

- No Chain
- Four Bedroom Detached Dorma Bungalow
- Light and Bright Conservatory
- En Suite and Dressing Area to the Master Bedroom
- Attached Garage, Double Garage for Storage to the Rear and Driveway for Multiple Cars

£450,000
For Sale

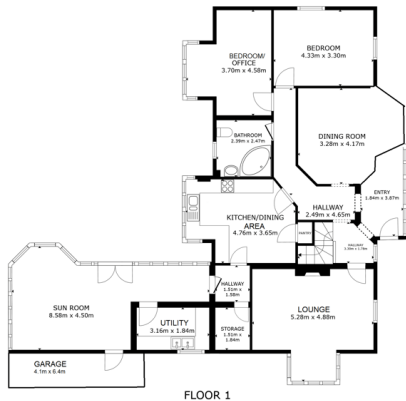
Book your viewing today Tel: 01302 247754

Owner's View

Generously sized family house. Four bedrooms over two floors, two reception rooms, extensive plot and gardens with conservatory, Large patio, Master suite with en suite shower room. Ample parking.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 186.2 sq ft FLOOR 2: 84.8 sq ft
TOTAL: 271.0 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Kitchen



Lounge



Dining Room



Conservatory



Utility



Bedroom Two



Bedroom Three



Family Bathroom



First Floor

Floor Plan

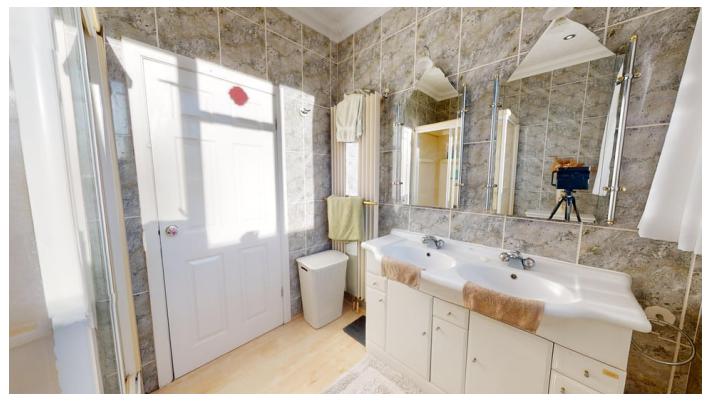


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 150.2 sq ft FLOOR 2: 45.8 sq ft
TOTAL: 196.0 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Master Bedroom, En Suite, Dressing Area/Study/Nursery



Bedroom



Externals



Front Aspect



Rear Gardens





Loft Insulation - Yes

Loft Boarded out – No (Storage on first floor)

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

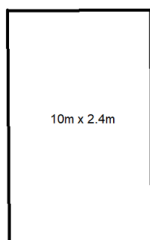
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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.

Rear Garage Floor Plan

REAR GARAGE



Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No (Fixed Tariff)

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 11/23/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 11/23/2023

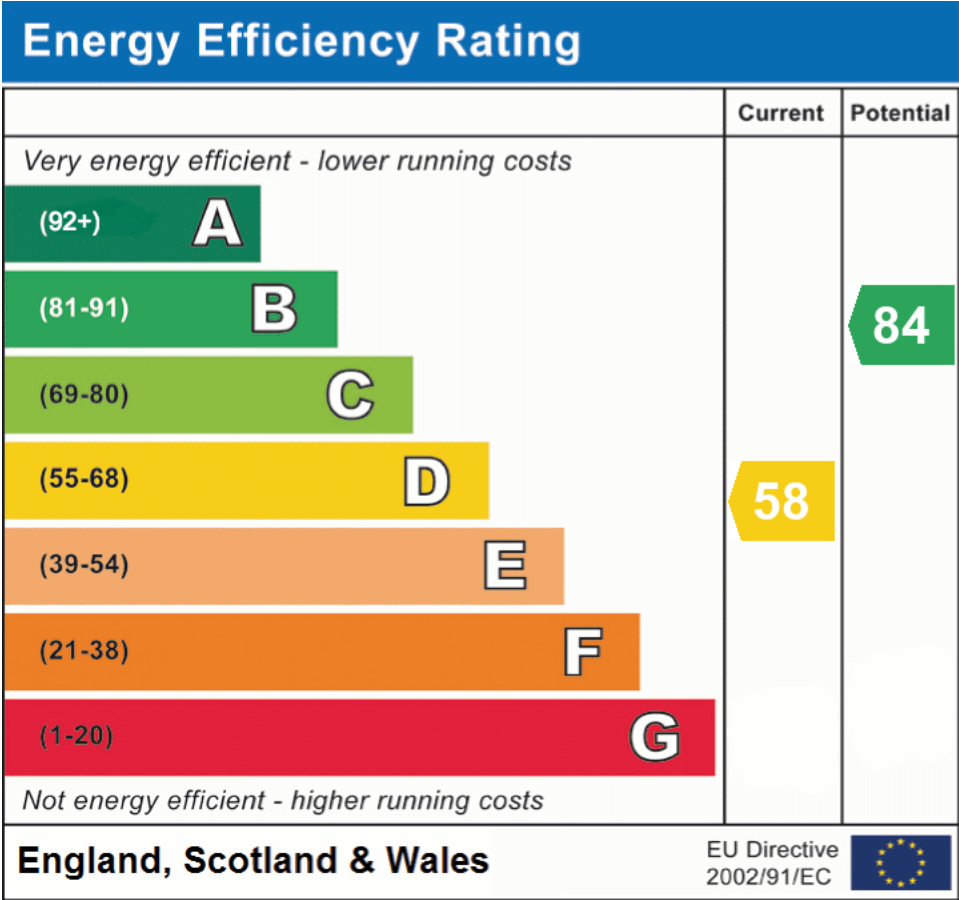
Boiler Location - Separate laundry room

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

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.

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.