

3 Bedroom(s), Detached Bungalow, Freehold

Highgrove Court, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Detached Bungalow in a Popular Location
- Lounge and Separate Dining Room
- Family Bathroom
- Kitchen

- No Chain
- Spacious Driveway and Garage
- Master Bedroom with En Suite and Dressing Area
- Third Bedroom Currently Used as an Office
- Two Separate Rooms to the Rear of the Garage for a Utility Room and Summer Room/Study

**£265,000**  
**For Sale**

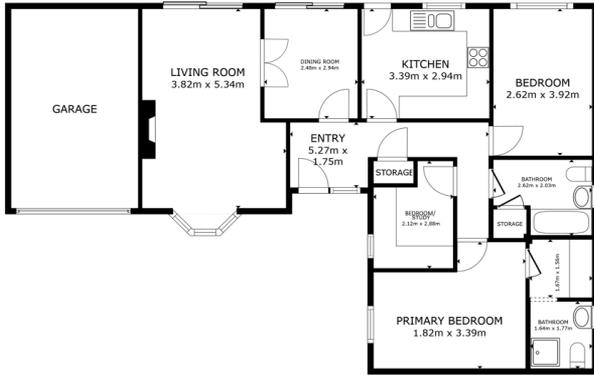
*Book your viewing today* Tel: 01302 247754

## Owner's View

Nestled in the highly desirable area of Bessacar, this well-presented three-bedroom detached bungalow on Highgrove Court offers spacious and versatile living, perfect for a range of buyers. The master bedroom benefits from its own en-suite and dressing area, while the second bedroom provides comfortable accommodation. The third bedroom is currently used as a home office, offering flexibility to suit your needs. A modern family bathroom completes the living space. Externally, the bungalow features a private driveway and garage. A rear door from the garage leads into a practical utility room, with an additional room beyond—ideal as a summer room or study. The enclosed, spacious rear garden provides a peaceful retreat, perfect for outdoor relaxation and entertaining. Situated in a quiet cul-de-sac location, this fantastic home offers both privacy and convenience, with excellent transport links, local amenities, and green spaces nearby. Early viewing is highly recommended!

## Internals

### Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 88.6 sq ft  
EXCLUDED AREA: GARAGE: 33.0 sq ft  
TOTAL: 55.6 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Dining Room



### Entry



### Lounge



## Kitchen



## Bedroom



## Master Bedroom with Dressing Area and En Suite



## Bedroom



## Family Bathroom



## Front Aspect



## Out-Building

## Snug



## Rear Garden



## Storage Room



## Externals

## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 3/15/1991

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 5/11/2019

Boiler Location - Cupboard in bathroom



Approximate Electrical System Installation Date - 3/15/1991

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – Yes

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.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

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