

4 Bedroom(s), Detached House, Freehold

Howden Close, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen
- Sizeable Utility Space and Separate Laundry Room
- En Suite to Master Bedroom
- Driveway to Fit Three Cars

- Four Bedroom Detached Family Home
- Open Plan Lounge, Dining Area and Conservatory
- Ground Floor W/C and Family Bathroom
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

£400,000
For Sale

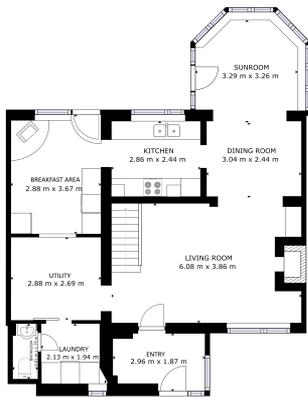
Book your viewing today Tel: 01302 247754

Owner's View

We have been lucky to enjoy two wonderful chapters of our lives in this home. When we first moved in as newlyweds, the house was the perfect space for entertaining, with its open-plan layout flowing beautifully out onto the garden, making it ideal for hosting friends most weekends. As our family grew and we welcomed our two children, the house and location proved just as special. The street has a real sense of community where neighbours look out for one another, and it has been a safe and friendly place for the children to ride their bikes and play. We have also loved the convenience of being within easy walking distance of local amenities including the shops, Co-op, doctors and dentist, as well as the lovely nearby dog walks.

Ground Floor

Floor Plan



UNLESS OTHERWISE SPECIFIED, ALL MEASUREMENTS ARE IN METERS AND TO FACE UNLESS OTHERWISE SPECIFIED.
EXCLUDED AREA: STAIRS TO 1ST FLOOR 1.10m x 0.87m
TOTAL FLOOR AREA: 37.12m²

Matterport

Entry



Kitchen



Breakfast Area and Utility Space



Open Plan Lounge Diner and Conservatory



Laundry Room



W/C



First Floor

Floor Plan

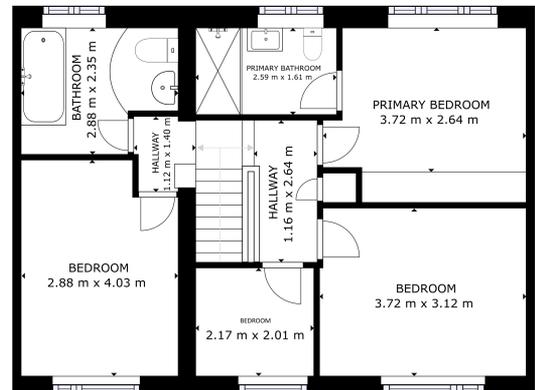


FIGURE 1

THESE DIMENSIONS 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.

Matterport

Master Bedroom & En Suite





Bedroom



Bedroom



Bedroom or Study



Family Bathroom



Externals



Front Aspect



Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/1/2025

Boiler Location - Upstairs

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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 Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1/1/2025

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	