

**4 Bedroom(s), Detached House, Freehold**

**Summit Drive, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Quiet Cul de sac, woods nearby, good catchment for schools
- Proportionally Sized Bedrooms
- Conservatory
- Ground Floor W/C

- No Chain
- Four Bedroom Detached Modern Family Home
- Kitchen Diner & Utility Room
- Family Bathroom and En-Suite to Master
- Driveway and Garage

**£265,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



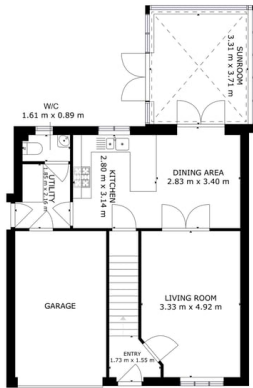
## Owner's View

### Modern 4-Bedroom Detached Family Home in a Popular Area

This beautifully presented, recently built 4-bedroom detached home offers a perfect blend of modern design and family-friendly features, located in a sought-after area that is ideal for growing families. The property is situated in a popular and family-friendly location, with local amenities, schools, and parks all within easy reach. This is a fantastic opportunity to acquire a modern family home in a desirable area, offering comfort, convenience, and quality living. Don't miss out — book your viewing today!

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 38.00 m<sup>2</sup>, FLOOR 2: 68.00 m<sup>2</sup>  
TOTAL: 106.00 m<sup>2</sup>  
(NOTE: AREA EXCLUDED FROM ABOVE: 1.00 m<sup>2</sup>)

Matterport

### Kitchen Diner



### Lounge



## Conservatory



## Utility

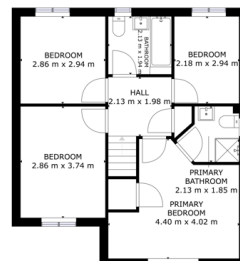


## W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 84 m<sup>2</sup>, FLOOR 2: 64 m<sup>2</sup>  
TOTAL: 148 m<sup>2</sup>

Matterport

## Master Bedroom & En Suite





## Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - D

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 - Feb 2024

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - Feb 2024

Boiler Location - UTILITY ROOM

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – No

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

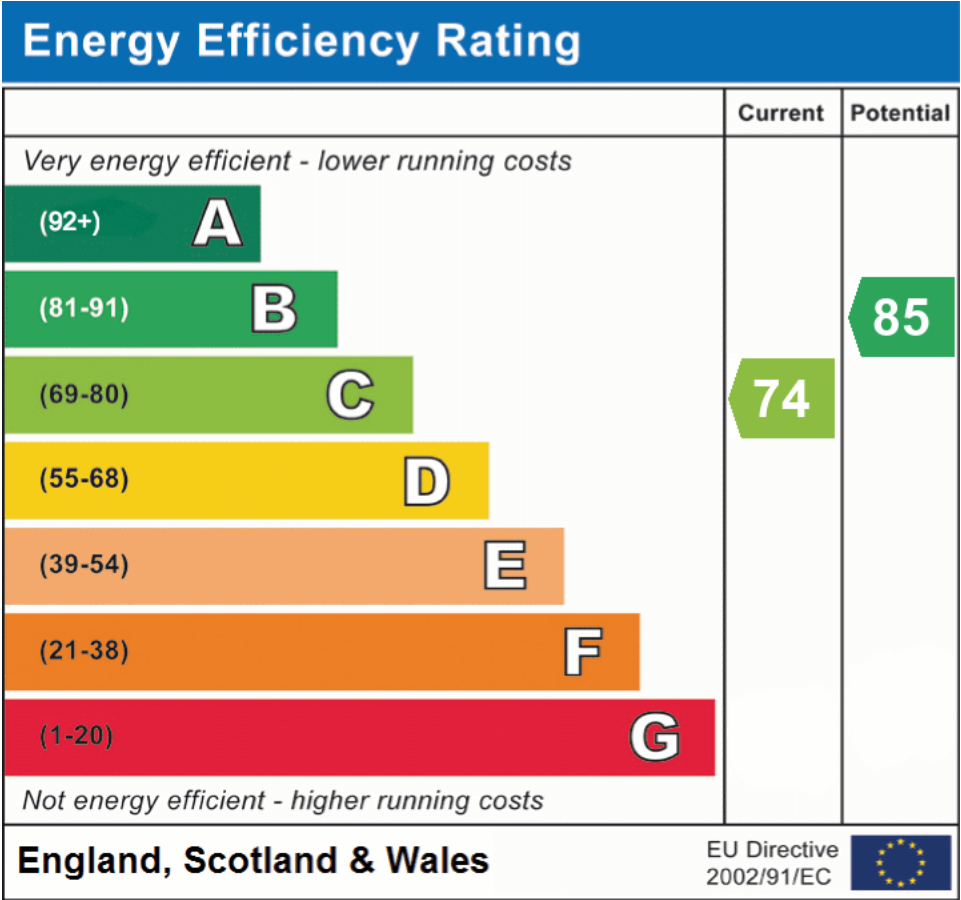
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

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



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.