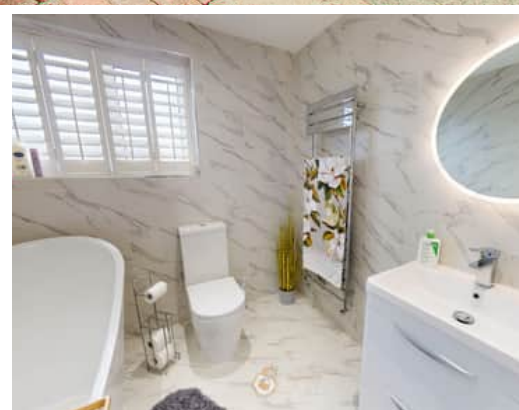


**4 Bedroom(s), Detached House, Freehold**

**Saundby Close, Bessacarr, Doncaster.**



- No Chain
- Four Bedroom Detached Family Home
- Well Maintained Rear Enclosed Garden
- Modern Breakfast Kitchen
- Contemporary Family Bathroom and En Suite to Master

- 3D Virtual Tour Available
- Spacious Driveway and Double Garage with Electric Door
- Open Plan Dining and Sitting Room
- Utility Room and Ground Floor Shower Room
- Local Amenities, Schools and Transport Links

**£430,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Well loved house on a safe, pretty, quiet cul-de-sac with great neighbours. We are now downsizing, but are so sad to leave our lovely home. We have lived here for 10 years and enjoy the community feel, easy access to local shops and cafes and proximity to Lakeside. Tucked away in the highly sought-after area of Bessacarr, this beautifully presented four-bedroom detached family home offers space, style, and practicality in equal measure. The property welcomes you with a driveway and garage, providing ample parking. To the rear is a private, enclosed garden, ideal for family living and entertaining. Inside, the home boasts a modern breakfast kitchen along with a spacious lounge. The open-plan dining room flows into a comfortable sitting area, creating a bright and sociable living space. A ground-floor shower room and a separate utility room add further convenience. Upstairs, there are four well-proportioned bedrooms, including a master with en suite, and a contemporary family bathroom. One of the bedrooms also benefits from a dedicated dressing area, adding a touch of luxury.

## Ground Floor

### Floor Plan

### Entry



### Breakfast Kitchen



### Dining Room & Sitting Room





## Lounge



## Utility



## Shower Room



## First Floor

### Master Bedroom & En Suite



### Bedroom with Dressing Area



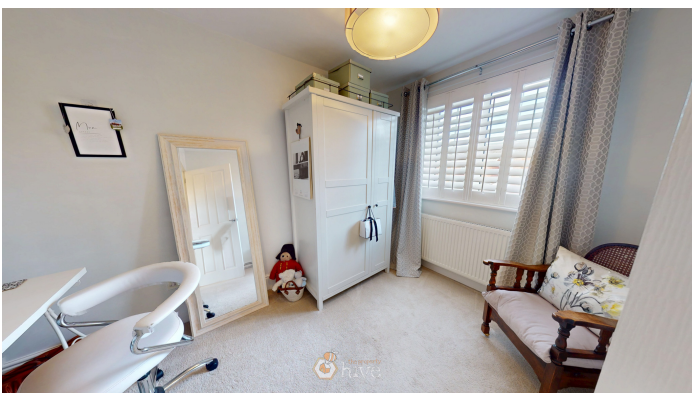




**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**





## Rear Garden



Approximate Electrical System Installation Date - 8/18/2023

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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.

## 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 - 7/14/2014

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/14/2014

Boiler Location - Utility Room

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.





*We make it happen.*

Tel: 01302 247754

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## Energy Performance Certificate