

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

**Birchen Close, Bessacarr.**



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Utility Room
- Four Bedrooms En Suite To Master
- Garage and Two Driveways Allowing for Off Road Parking

- Lovely Detached Family Home in a Sought After Location
- Lounge
- Ground Floor W/C
- Family Shower Room
- Established Front and Rear Gardens

**£425,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

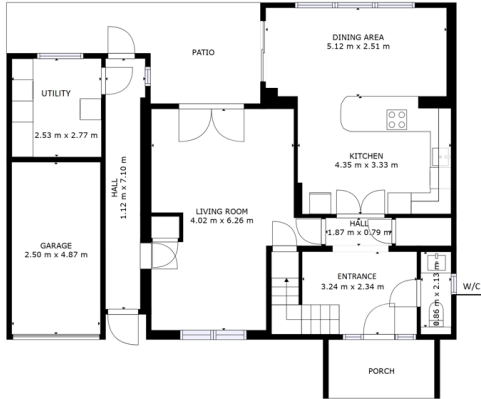
## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

Quiet cul-de-sac location with well spaced out neighbouring properties, two driveways, generously sized mature garden, four double bedrooms, en-suite to main bedroom, modern high gloss kitchen and dining room with an additional separate laundry room. Perfect family home in lovely location. Within walking distance are some really good primary and secondary schools, together with a bus route into Doncaster town centre.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 26.142 FLOOR 2: 68.142  
EXCLUDED AREAS: GARAGE 12.142  
PATIO: 11.142 PORCH: 0.142  
TOTAL: 113.142  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



### Entrance Hallway



### Kitchen Diner



## Utility Room



## Lounge

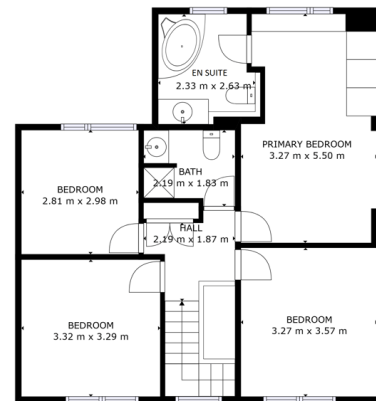


## Ground Floor W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 88 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 12 m<sup>2</sup>  
PORCH: 15 m<sup>2</sup>, PORCH: 5 m<sup>2</sup>  
TOTAL: 182 m<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Master Bedroom



## Second Bedroom



## En Suite



## Third Bedroom



## Fourth Bedroom



## Family Shower Room



## External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1800

Average Annual Gas Bills - £2000

Average Annual Water Bills - £800

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -11 years, boiler replaced



4 years ago

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - as above

Boiler Location - Laundry room

Approximate Electrical System Installation Date - 12 years ago

Approximate Electrical System Test Date -

Fires/Heaters - None


Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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> |                            |   |
| (92-100) <b>A</b>                                  |                            |   |
| (81-91) <b>B</b>                                   |                            | 82  |
| (69-80) <b>C</b>                                   | 72                         |   |
| (55-68) <b>D</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<br>2002/91/EC |  |