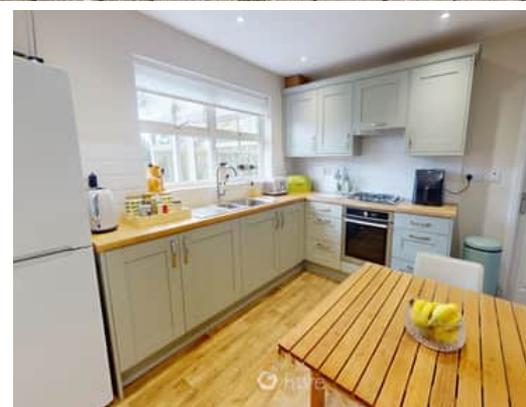


4 Bedroom(s), Detached House, Freehold

Carr Lane, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Four Bedroom Detached Family Home
- Separate Lounge and Dining Room
- Utility Room and Ground Floor W/c
- Driveway and Garage

- No Chain
- Modern Kitchen Diner
- Conservatory
- En Suite to Master Bedroom
- Landscaped South Facing Garden Which Enjoys The Sun All Day

£335,000
For Sale

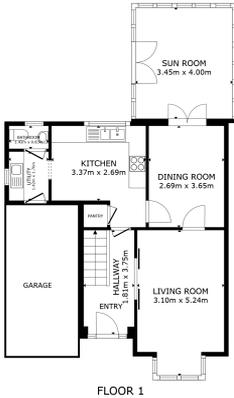
Book your viewing today Tel: 01302 247754

Owner's View

A well presented four bedroom detached family home situated on the sought-after Carr Lane in Bessacarr, offering spacious and versatile living accommodation ideal for modern family life. The property briefly comprises a welcoming entrance hallway leading to a generous lounge, a separate dining room, and a modern kitchen diner providing an excellent space for both everyday living and entertaining. A utility room and ground floor W/C add further practicality to the layout. To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from an en suite, alongside a family bathroom serving the remaining bedrooms. Externally, the property enjoys a spacious enclosed rear garden, perfect for families and outdoor entertaining. To the front, there is a driveway providing off-road parking and access to a garage. Situated in a popular and convenient location in Bessacarr, close to local amenities, schools and transport links, this lovely family home must be viewed to be fully appreciated.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 62.7 m² FLOOR 2: 28.9 m²
 TOTAL: 91.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Entry



Lounge



Kitchen Diner



Diner



W/C



Conservatory



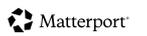
First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR: 82.7m² FLOOR 2: 28.9m²
 TOTAL: 111.6m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom & En Suite



Utility



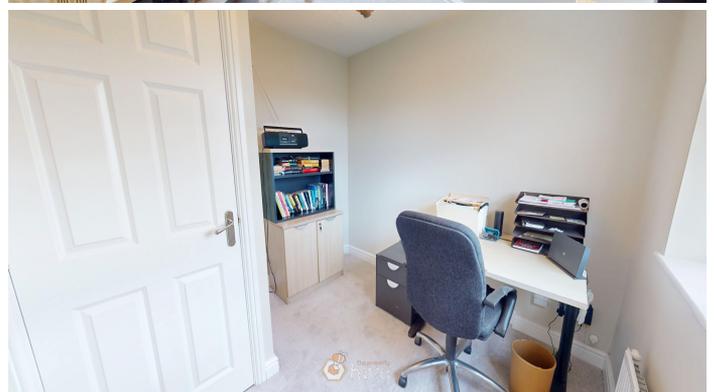


Bedroom



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 - 10/18/2000

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 2000

Boiler Location - Utility room

Approximate Electrical System Installation Date - 2000

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	72	
(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	