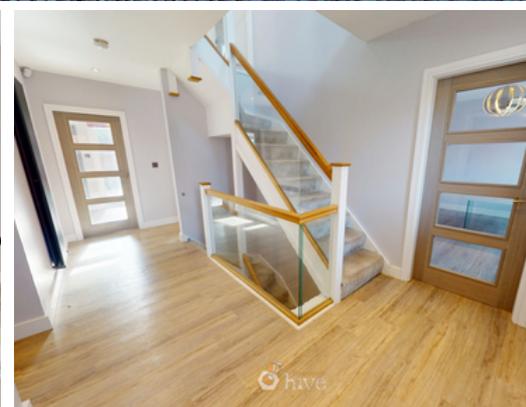


**4 Bedroom(s), Detached House, Freehold**

**Bawtry Road, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Modern Four Bedroom Detached Family Home
- Three Reception Rooms on Ground Floor and Three Reception Rooms on Lower Floor
- Utility and W/C
- Garage and Driveway

- No Chain
- Three Storeys
- Sociable Open Plan Kitchen Diner
- En Suite Bathroom and Separate Jack and Jill Bathroom to Two of the Bedrooms
- Rear Enclosed Garden

**£580,000**

**For Sale**

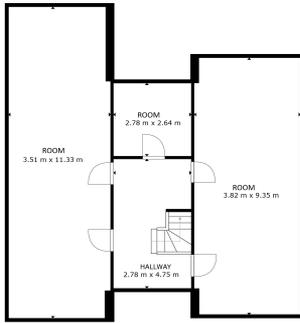
*Book your viewing today* Tel: 01302 247754

## Owner's View

Situated in the sought-after area of Bessacarr, this impressive three-storey detached family home offers generous and versatile living space throughout. The ground floor features a welcoming entrance hall, a stylish kitchen diner, utility room, W/C, spacious lounge, office, and a formal dining room. The lower floor provides even more flexibility with three additional reception rooms, ideal for family living, entertaining or creating a home gym or cinema room. Upstairs, the first floor hosts four well-proportioned bedrooms. Two bedrooms are served by a modern Jack and Jill bathroom, while another benefits from an en suite. A further bedroom is complemented by the contemporary family bathroom. Externally, the property offers a driveway, garage and a private enclosed rear garden – perfect for family use and outdoor entertaining. Located on the desirable Bawtry Road, this home combines space, style, and convenience, making it a perfect choice for modern family living.

## Lower Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 166 sq m; FLOOR 2: 127 sq m  
FLOOR 3: 165 sq m; TOTAL: 312 sq m  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



### Hallway



### Room One



### Room Two



### Room Three



## Ground Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 166 sq m; FLOOR 2: 127 sq m  
FLOOR 3: 165 sq m; TOTAL: 312 sq m  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Entry



## Lounge



## Open Plan Kitchen Diner/Entertaining Area



## Dining Room



## Office



## Utility



## Toilet

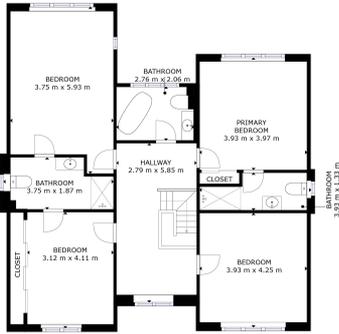


## Bedroom



## First Floor

### Floor Plan



FLOOR 3

BRICK INTERNAL AREA  
 FLOOR 3: 155 m<sup>2</sup> FLOOR 2: 121 m<sup>2</sup>  
 FLOOR 1: 105 m<sup>2</sup> TOTAL: 381 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Bedroom One



## Jack and Jill Bathroom



## Bedroom & En Suite





**Front Garden**



**Bedroom Four**

**Rear Garden**



### Property Information Form

Council Tax Band - G

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

**Family Bathroom**



**External**

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



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contracts to ensure they are in good working order.

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+) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(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 2002/91/EC	