

3 Bedroom(s), Detached House, Freehold

Somerton Drive, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Detached Family Home
- Modern Kitchen Diner
- Utility Room and Ground Floor W/C
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

- No Chain
- Beautifully Presented Throughout
- Lounge
- Contemporary Family Bathroom
- Driveway and Garage

£326,000
For Sale

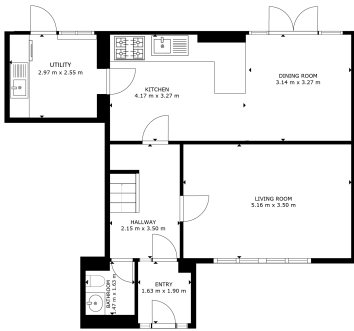
Book your viewing today Tel: 01302 247754

Owner's View

Located in a quiet and friendly neighbour hood, this 3 bed detached property offers an amazing chance to become a home. The property is spacious, modern and perfect for hosting get togethers, especially with the newly renovated south facing garden (perfect for summer). All key features of the property are newly installed and can be controlled from your phone is desired, which makes putting on the heating that little bit easier in winter.

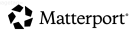
Ground Floor

Floor Plan

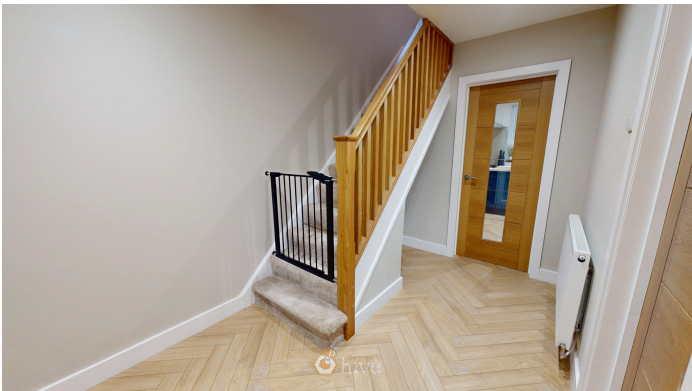


FLOOR 1

BRITISH INTERNAL AREA
FLOOR 1: 62.41 m², FLOOR 2: 49.49 m²
TOTAL: 111.90 m²
MEASUREMENTS TAKEN FROM EXTERIOR WALLS



Entry & Hallway



Kitchen Diner



Lounge



Utility

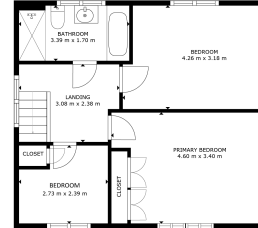


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

BRICKS INTERNAL AREA
 FLOOR: 1.65 m², FLOOR 2: 4.00 m²
 TOTAL: 5.65 m² (APPROXIMATE)
 SIZES AND DIMENSIONS TO EXTERIOR WALLS. ACTUAL MAY VARY.



Landing



Master Bedroom





Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

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 -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - No

Loft Boarded out - 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.

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	70	
(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	