

4 Bedroom(s), Detached House, Freehold

Stayers Road, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Well Presented Throughout
- Lounge And Separate Office/Snug
- Contemporary Family Bathroom and En Suite to Master
- Driveway and Garage

- Four Bedroom Detached Family Home
- Modern Open Plan Kitchen Diner and Sitting Area
- Utility Room and Ground Floor W/C
- Rear Enclosed Garden
- Popular Location in Bessacarr with Local Schools, Transport Links and Amenities

£359,999
For Sale

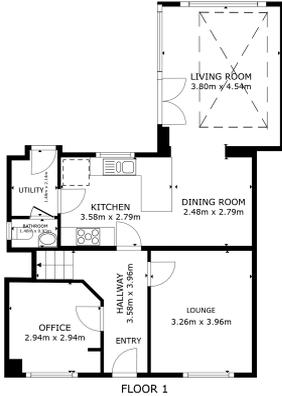
Book your viewing today Tel: 01302 247754

Owner's View

We've truly made this house a home, and it's been the perfect social place for family gatherings, spending time with friends, and enjoying the great neighbours we've had. One of the things we love most about our home is its position. Unlike the other houses on the street, ours is slightly offset, giving it a real sense of privacy. It's not overlooked, so you can enjoy the space and the views in peace, which really makes a difference. The South West-facing garden is a real bonus too, getting plenty of light throughout the day – perfect for relaxing or entertaining. The location is great, with easy access to Bawtry Road, shops, schools, restaurants, and transport links. Plus, there's Woodland nearby, and attractions like The Yorkshire Wildlife Park, Lakeside, and Bawtry are just around the corner. With the airport reopening soon, the area is only going to get more convenient, making it an exciting time to consider this home!

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 71.9 m² FLOOR 2: 20.1 m²
TOTAL: 92.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Entry



Open Plan Kitchen Diner and Sitting Area





Lounge



Office



Utility



W/C



First Floor

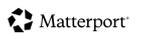
Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
FLOOR: 123.50 m² (1327.82 sq. ft.)
TOTAL: 122.50 m²
TOTAL: 1322.50 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom & En Suite





Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Driveway and Garage



Property Information

Council Tax Band - E
 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 - 4/19/2016
 Water Heating System - Gas boiler (Combi)
 Approximate Water Heating Installation Date - 4/19/2016
 Boiler Location - Utility room
 Approximate Electrical System Installation Date - 4/19/2016
 Permanent Loft Ladder - No
 Loft Insulation - Yes
 Loft Boarded out - No

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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		93
(81-91) B	84	
(69-80) C		
(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	