

4 Bedroom(s), Detached House, Freehold

St Augustines Road, Bessacarr.



- 3D Virtual Tour Available
- En Suite to Master Bedroom
- Sizeable Lounge
- Driveway
- 7-seater hot tub featuring a heat source pump

- Four Bedroom Detached Family Home
- Spacious Modern Integrated Breakfast Kitchen
- Downstairs W/C
- Rear Enclosed Garden with Pergola and Shed
- Owned solar panels

£350,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Perfectly located for excellent schools. Within walking distance of Doncaster Racecourse, Lakeside, Doncaster Dome, Herten Triangle and supermarkets. The property benefits from Solar panels which are owned outright. CCTV with 3 cameras covering all external aspects of the property. Underfloor heating to the en suite bathroom and kitchen/dining area. The loft has permanent loft ladders and is fully boarded out and carpeted providing excellent storage. Enclosed rear garden with 7 seater hot tub (has heat source pump for economical running costs). Fully fitted alarm system with motion and door sensors.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 72.3 m² FLOOR 2 41.5 m²
TOTAL 113.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Hallway



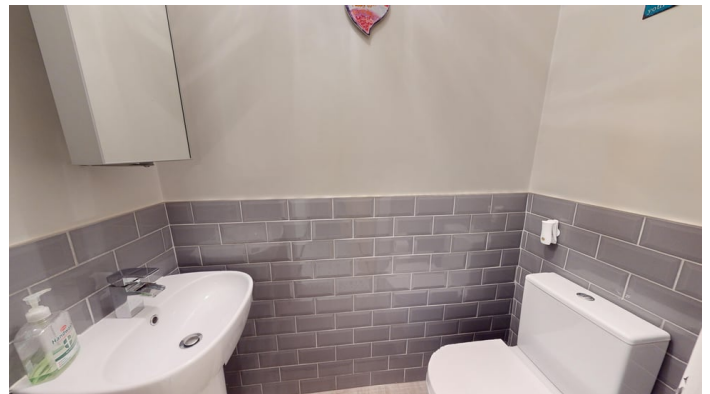
Kitchen and Conservatory



Lounge

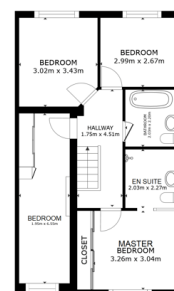


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR: 122.5m² FLOOR 2: 43.5m²
TOTAL: 166.0m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Master Bedroom with En Suite



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 - No

Tenure - Freehold

Solar Panels - Yes (owned)

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date - 5/28/2024

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 5/28/2024

Boiler Location - Loft

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted

covenants, etc. - No

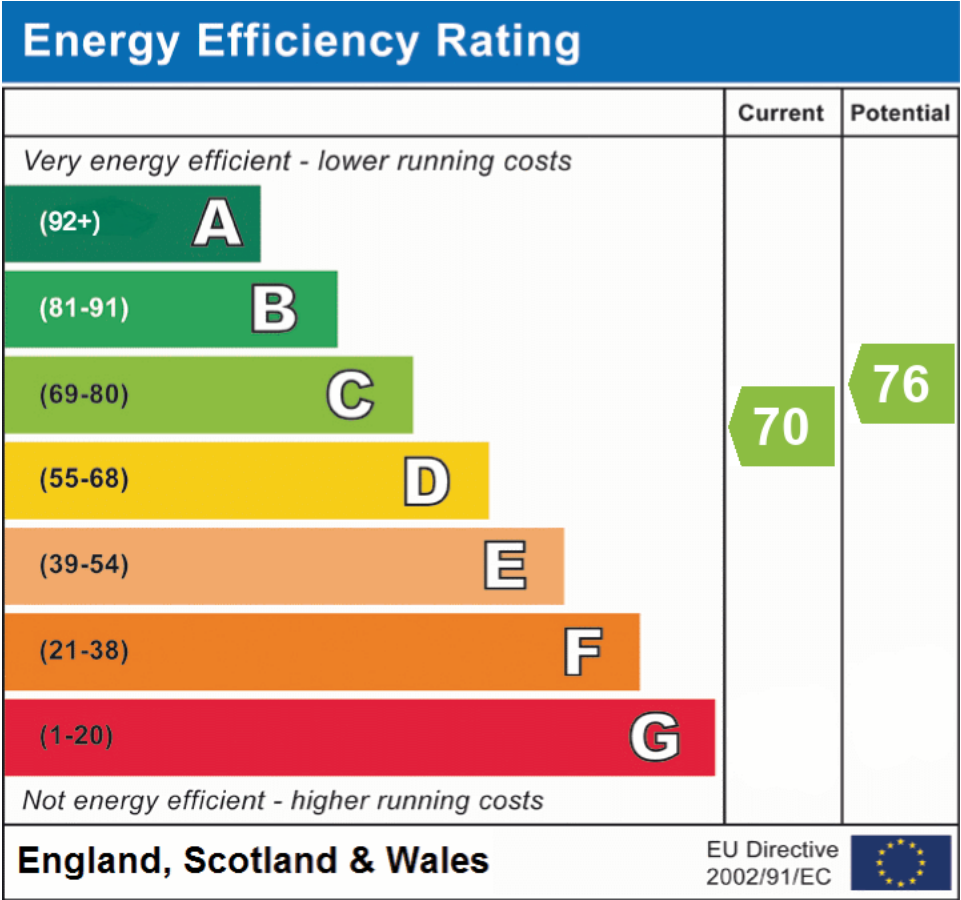
Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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.

Energy Performance Certificate



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.