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3 Bedroom, Detached House

2 Stoops Road, Bessacarr



- 3D Virtual Viewing Available
- Detached Family Home
- Well Presented Throughout
- Open Plan Kitchen & Dining Room
- Ground Floor Toilet
- Three Bedrooms
- Front and Rear Gardens
- Extensive Multifunctional outbuildings with Business Class use
- Planning permission to extend the property

**Offers Over
£299,995
FOR SALE**

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Owners View

3D Virtual Viewing Available

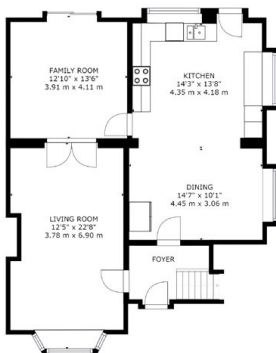
A detached family home which has been extended to the rear and has useful outbuildings which are currently used as a self contained office and a gym that have full planning permission.

The property also has planning permission granted until 10th August 2021 to extend to the side of the house and in the attic space.

Planning reference 18-00979-ful

Ground Floor

Floorplan



FLOOR 1

DOORS INTERNAL ONLY
FLOOR 1: 885 sq ft / 82 sq m, FLOOR 2: 114 sq ft / 10.6 sq m, TOTAL: 1,000 sq ft / 92.6 sq m
DOORS AND CONVENTIONAL ARE APPROXIMATE. ACTUAL MAY VARY.

POWERED BY
matterport

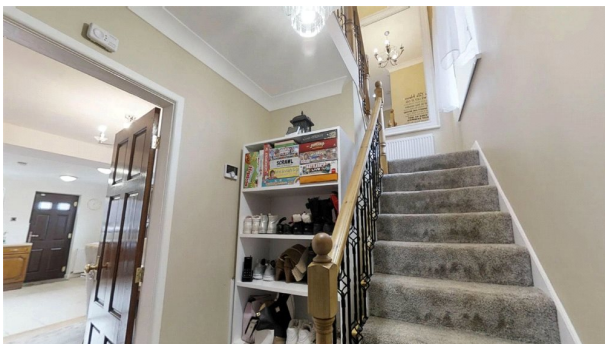
Lounge

Bright and welcoming family lounge of generous proportions located at the front of the home with double wooden glass panelled doors opening up into the second reception room. The room features a lovely bay window creating space whilst underfoot neutral carpet is fitted.



Entrance Hall

Family home approached through a secure wooden door with glass panelling providing ample light. Wooden Staircase ahead rises up onto the first floor landing with useful space for storage beneath. Doors provide entrance into the lounge and open plan kitchen/dining area.





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Open Plan Kitchen Diner

Sociable open plan kitchen area fitted with a range of wall, base and glass display units with worktops above to compliment the finish incorporating a sink unit with drainer sitting beneath the rear facing window. Built into the design of the kitchen is space for a dishwasher, washing machine and American Style Fridge Freezer. Space is allocated for a good sized dining table and chairs creating an area to dine with friends and family. The room flows into a second reception room where the current owners have a seating area/playroom which overlooks the private and enclosed rear garden through bi-folding patio doors which open out onto a paved patio entertainment area.

Downstairs Toilet

Ground floor bathroom comprising of a toilet and hand wash basin.

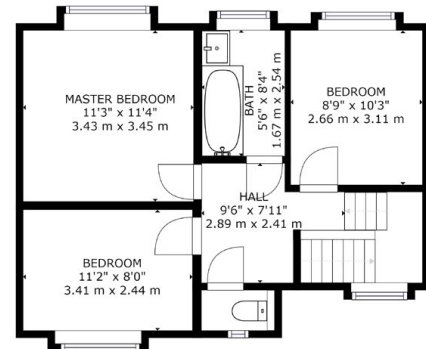
Second Reception Room/Playroom

This second reception room is multifunctional and could be used as either a playroom or office etc. There are double doors here leading out onto the patio area.



First Floor

Floorplan



Bedroom One

Master bedroom located at the rear of the home benefiting from a window allowing plenty of natural light through.



Bedroom Two

Bedroom two is a double room situated at the front of the home with space for bedroom furniture.





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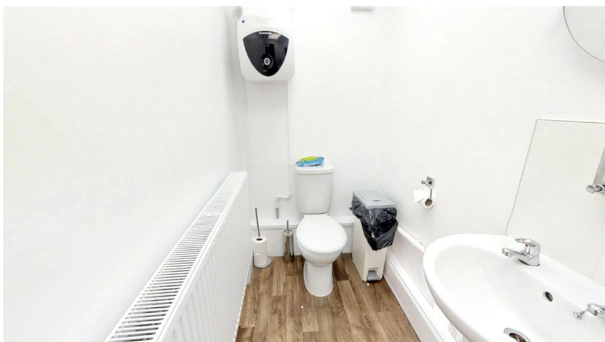
Kitchen

Offering an area to sit and relax during breaks.



Bathroom

Featuring a toilet and wash hand basin.



Exterior



Front Garden

The property is located on a corner plot with planning permission to build to the side. There is a driveway with ample amounts of space for cars to be parked or perhaps a works van.

Rear Garden

The rear garden can be accessed from a door off the kitchen and double doors off the second reception room out onto a paved patio area which is perfect to entertain with family and friends. A wooden gate with fencing leads to the grassed garden.





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2, Stoops Road, DONCASTER, DN4 7EP

Dwelling type:	Detached house	Reference number:	7508-0953-7209-6818-7914
Date of assessment:	30 November 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	01 December 2018	Total floor area:	123 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,102
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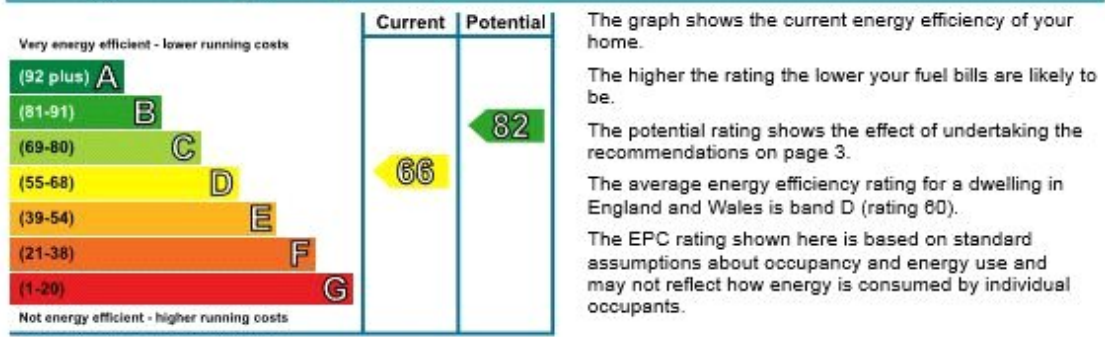
Over 3 years you could save	£ 756
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 2,619 over 3 years	£ 1,953 over 3 years	
Hot Water	£ 258 over 3 years	£ 168 over 3 years	
Totals	£ 3,102	£ 2,346	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 435
2 Floor insulation (suspended floor)	£800 - £1,200	£ 231
3 Solar water heating	£4,000 - £6,000	£ 90