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horton knights of doncaster



Partridge Flatt Road, Bessacarr, Doncaster, DN4 6SD
Offers Over £270,000

Set in beautiful gardens, the rear enjoys a lovely South Westerly aspect, a very deceptive 3 bedroom detached dormer style bungalow.

An internal viewing is highly recommended to appreciate the versatile layout of this bungalow. It sits on a very popular roadway with good sized gardens, garage and ample parking. It has a gas radiator central heating system, pvc double glazing and comprises: Entrance hallway, a rear facing lounge, dining kitchen, conservatory, utility room and a shower room. From the hall there are 2 ground floor double bedrooms and a bathroom. To the first floor is a double bedroom and a box room which could become a shower room. Outside are beautiful gardens the rear enjoys a sunny South-Westerly aspect, long driveway and a garage. Ideally located close to amenities, including local shops, access to Doncaster centre, Lakeside retail and leisure facilities. PRICED TO SELL.

ACCOMMODATION

Two pvc double glazed double opening doors lead into an entrance portico.

ENTRANCE PORTICO

This in turn gives access courtesy of a glazed inner door to an L shaped entrance hall.

L SHAPED ENTRANCE HALL

This has a central heating radiator, delft rail, a staircase leading to the first floor accommodation and doors leading to;

LOUNGE

16'4" x 12'0" (4.98m x 3.66m)

An attractive rear facing reception room with a broad pvc double glazed window with an outlook over the property's rear garden. There is a feature fireplace with gas fire inset, a central heating radiator, coving and a central ceiling light.

DINING KITCHEN

13'2" x 11'10" (4.01m x 3.61m)

This is probably better demonstrated by the floorplan. It's a good size, it has a range of base and walled units with a work surface over including a double drainer sink, a four ring gas hob, extractor hood, integrated double oven, a pvc double glazed window and a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a table with built in bench seat, a double panel central heating radiator, a central ceiling light and further strip light. From the kitchen, there is a rear lobby.

REAR LOBBY

This has a pvc double glazed window to the side, tiled flooring, a central ceiling light, in built cupboard and door to utility room.

UTILITY ROOM

This has a single drainer stainless steel sink, plumbing for an automatic washing machine and room for a fridge/freezer etc. There is a tall larder style cabinet and doorway to ground floor shower room.

GROUND FLOOR SHOWER ROOM

With a pvc double glazed window, shower enclosure, low flush w/c, radiator and tiled flooring.

CONSERVATORY

10'8" x 7'7" (3.25m x 2.31m)

From the rear lobby, a further pvc double glazed door leads into the conservatory. This is pvc double glazed with pvc double glazed double opening doors which give access onto the rear patio and garden, a pitched polycarbonate roof, vinyl tiled flooring and power laid on.

BEDROOM 1

12'0" x 11'1" (3.66m x 3.38m)

A large front facing double bedroom, it has a pvc double glazed window, a range of built in wardrobes, a central heating radiator and a ceiling light.

BEDROOM 2/ DINING ROOM

12'0" x 11'2" (3.66m x 3.40m)

This would serve either function well, it has a broad pvc double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BATHROOM

Fitted with a suite that comprises of a panelled bath with a shower over it, wash basin and a low flush wc, pvc double glazed window and a ceiling light.

FIRST FLOOR LANDING

This has a central ceiling light, built in cupboard and door to bedroom 3.

BEDROOM 3

13'2" x 11'0" max (4.01m x 3.35m max)

A large double bedroom having a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

BOX ROOM

On the opposite side of the landing, there is a further box room. This has a central heating radiator and a pvc double glazed window, potential to create a shower room to serve the bedroom if required.

OUTSIDE

A side driveway provides car standing and leads to a detached brick garage.

DETACHED BRICK GARAGE

With up and over door, power and light laid on and a pvc double glazed personnel door.

REAR GARDEN

To the rear of the property there is a good sized South Westerly facing rear garden, well maintained, there is a paved patio and sitting area with ornamental trees, shrubs and pots, this opens onto the lawn which continues down to the rear where there are fruit trees. There is a timber shed and greenhouse.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band D.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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