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The Avenue, Bessacarr, Doncaster, DN4 5JY  
Guide Price £315,000 - £325,000



3 BEDROOM DETACHED DORMER BUNGALOW / HIGHLY REGARDED RESIDENTIAL LOCATION / SPACIOUS AND VERSATILE LIVING / EN-SUITE TO MAIN BEDROOM / LOUNGE & SEPARATE DINING ROOM / PARKING & GARAGE / VIEWING HIGHLY RECOMMENDED //

Well situated in this highly sought after residential area, a good sized 3 bedroom detached dormer style bungalow. It offers versatile living with ground floor and first floor bedrooms and bathrooms. It has a gas radiator central heating system, double glazing and briefly comprises: Entrance hall with stairs to first floor, spacious dual aspect lounge, separate dining area, fitted kitchen, ground floor double bedroom with an en-suite shower room off. First floor landing, two further large double bedrooms and a large bathroom. Outside are front and rear gardens, a side driveway and a detached brick garage. Access to local amenities including Lakeside retail and leisure. Priced to sell, early viewings are recommended.

ACCOMMODATION

A portico gives shelter to a timber casement double glazed entrance door with matching side screen and leads into the property’s entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, ornate cornicing, ceiling light, in built cupboard providing storage, smoke alarm and door to a spacious lounge.

LOUNGE

**21’09" x 11’10" (6.63m x 3.61m )**  
A good sized reception room which has two pvc double glazed windows to the front and rear elevations, a feature fireplace with living flame gas fire inset, two central heating radiators, ornate cornicing and two wall light points.

FITTED KITCHEN

**11’10" x 11’0" (3.61m x 3.35m )**  
This is all smartly finished with a range of high and low level units, finished with a granite work top with an under mounted double bowl single drainer enamel sink unit with mixer tap, a deep recess suitable for range style cooker. A tall larder style unit perfect for a fridge and freezer, built in under counter space for washing machine with appropriate plumbing, double panel central heating radiator, attractive tiled floor, inset spotlighting to the ceiling and a pvc double glazed window.

DINING ROOM

**11’6" x 11’0" (3.51m x 3.35m )**  
The dining room has double glazed timber casement doors on to the rear, real wood flooring, a central

heating radiator, ornate cornicing and a central ceiling light.

BEDROOM 1

**12’0" x 11’10" max (3.66m x 3.61m max )**  
A lovely double bedroom, it has a pvc double glazed bay window to the front, ornate cornicing, central ceiling light, central heating radiator, and a door to an en-suite shower room.

EN- SUITE

This has been fitted with a modern suite which comprises of a shower enclosure with an independent electric shower, wash hand basin and a low flush w/c. There is tiling to the four walls, co-coordinating tiled flooring, pvc double glazed window, extractor fan and a ceiling light.

FIRST FLOOR LANDING

There is an access point into the loft space, central heating radiator, a tall built in cupboard which houses a hot water cylinder with linen storage, a second built in cupboard to the eaves which provides additional storage.

BEDROOM 2

**14’0" x 11’10" max (4.27m x 3.61m max )**  
A double bedroom, it has a range of fitted wardrobes concealing handing rail and storage, a pvc double glazed window, central heating radiator, central ceiling light and access to eaves storage.

BEDROOM 3

**14’0" x 12’0" max (4.27m x 3.66m max )**  
Again, a very good sized double bedroom it has a pvc double glazed window to the front and side elevations, built in wardrobes concealing hanging rail and storage, central heating radiator and a central ceiling light.

FAMILY BATHROOM

This is fitted with a suite that comprises of a panelled bath, a wash basin inset to a vanity unit, and a low flush w/c. There are two double glazed velux windows, modern tiling with coordinating floor tiles, central heating radiator and inset spotlighting to the ceiling.

OUTSIDE

The property stands on an attractive plot, to the front there is a wide lawned garden which has ornate borders stocked with a variety of shrubs and plants, a side driveway which provides car standing and in turn leads to a detached brick garage.

Gated access from the rear of the drive gives access into the rear garden which can also be accessed from the dining room.

DETACHED BRICK GARAGE

This has a metal up and over door with power and light laid on with a picture window.

REAR GARDEN

This is a good size, it has fencing and walling to the perimeters, it is mainly lawned with shaped flower beds and borders, stocked with a verity of shrubs and plants.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC and timber casement double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler..TBC.

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

MEASUREMENTS - Please note all measurements are

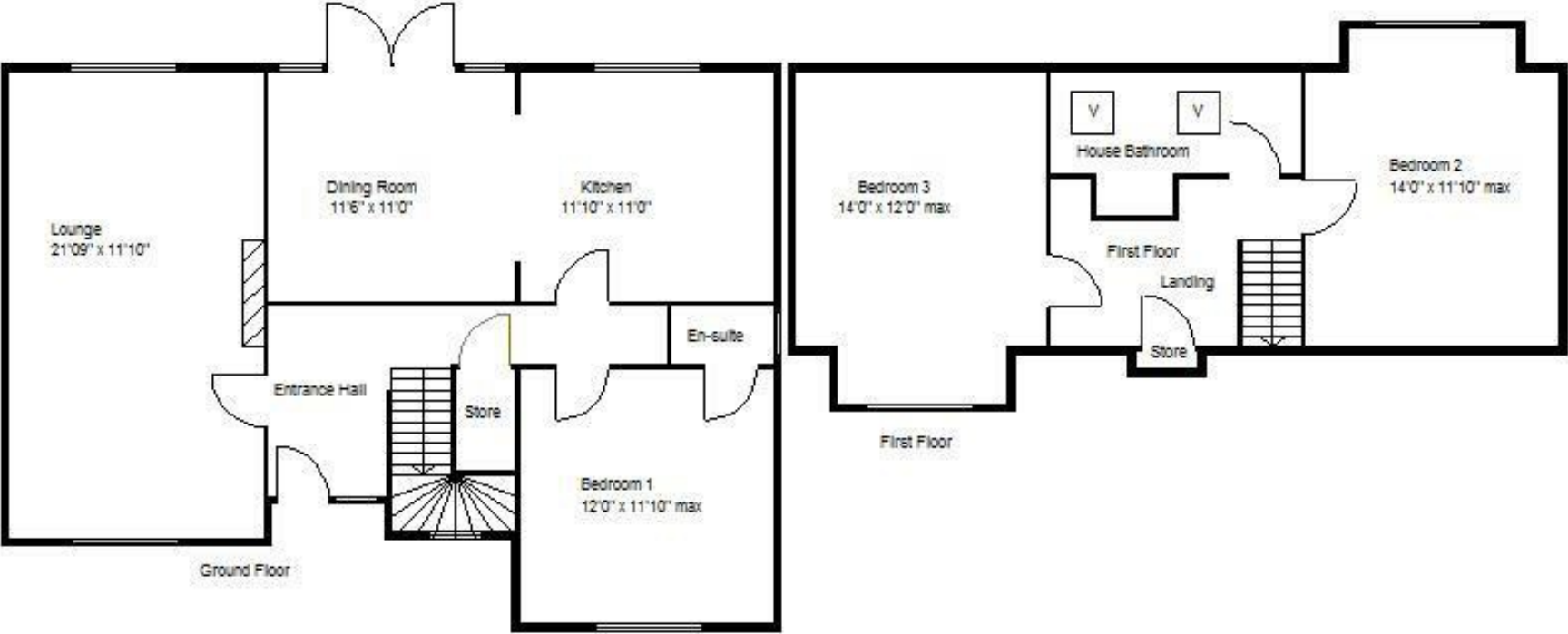
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		