



# horton knights

of doncaster

sales  
lettings  
and service



Rose Hill Rise, Bessacarr, Doncaster, DN4 5LE

Asking Price £474,995

JUST LISTED....4 BEDROOM, 3 BATHROOM CONTEMPORARY STYLED DETACHED / GORGEOUS OPEN PLAN FAMILY KITCHEN LAYOUT / UPGRADED WITH SELECTED APPLIANCES / GFWC & 2 EN-SUITES / DRESSING ROOM TO BEDROOM 1 / HIGHLY DESIRABLE BESSACARR LOCATION NEXT TO RACECOURSE / ENERGY EFFICIENT RATING B / OTHER UPGRADES AVAILABLE / VIEWING ESSENTIAL // If you've made a NEW YEARS RESOLUTION TO MOVE IN 2026..... then take a look at this STUNNING NEW HOME. Finished with a gorgeous contemporary styled interior, this home needs to be viewed. Double glazed and centrally heated it briefly comprises: Entrance hall, ground floor wc, separate front facing lounge, dining room and a large open plan family kitchen with double doors onto the rear garden plus a very practical laundry room. On the first floor a landing opens on to 4 double bedrooms, bedrooms 1 & 2 have an en-suite shower facilities, plus a dressing room to bedroom 1. The family bathroom includes a separate shower enclosure as well. Outside are front and rear gardens, a side driveway and a single garage. The house sits on a beautiful new development within this highly desirable residential location adjacent to the St Ledger racecourse, and offering easy access to Lakeside Retail & Leisure, the city centre and the motorway networks. VIEWING HIGHLY RECOMMENDED.

## ACCOMMODATION

### ENTRANCE HALL

### SEPARATE LOUNGE

17'0" x 10'6" (5.18m x 3.20m)

### DINING ROOM

10'10" x 8'9" (3.30m x 2.67m)

### OPEN PLAN FAMILY KITCHEN

26'6 max x 13'7" max (8.08m max x 4.14m max)

### LAUNDRY

6'0" x 8'6" (1.83m x 2.59m)

### GROUND FLOOR W/C

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM SUITE

11'6" x 9'7" min (3.51m x 2.92m min)

### DRESSING ROOM

5'1" x 8'2" (1.55m x 2.49m)

### EN-SUITE SHOWER ROOM

### BEDROOM 2

10'11" x 10'8" (3.33m x 3.25m)

### EN-SUITE SHOWER ROOM 2

### BEDROOM 3

11'5" x 10'7" (3.48m x 3.23m)

### BEDROOM 4

15'2" x 8'0" (4.62m x 2.44m)

### FAMILY BATHROOM

### OUTSIDE

## GARAGE

### REAR GARDEN

Enclosed and turfed with a |Lovely SW aspect and only bungalows behind it creating a much more private feel.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

**INCENTIVES** - Reserve by 21st December 2025 and on selected homes you could enjoy up to 5% towards your deposit and up to £5,000 worth of Options and Extras. Terms and Conditions apply.

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing, where stated. Age of units 2025

**HEATING** - Central heating. Age of boiler 2025

**COUNCIL TAX** - Band .....

**BROADBAND** - To Be confirmed

**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](http://www.hortonknights.co.uk)

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

