



**Timson Court, Beckingham Doncaster DN10 4TS**





**welcome to**

**Timson Court, Beckingham Doncaster**

Offered with No Onward Chain and Vacant Possession this spacious family detached home needs to be viewed to appreciate the plot and space. Located on a quiet cul de sac there is plenty of parking in addition to the double garage, with wrap around gardens, it has a lovely setting.



### **Entrance Hall**

Access into the property is via a spacious hallway with a galleried landing above. Understairs storage cupboard, radiator and coving to the ceiling, telephone point.

### **Cloakroom**

With a rear facing window, coving to the ceiling and a low flush wc and basin, central heating radiator.

### **Lounge**

20' x 13' 1" ( 6.10m x 3.99m )

Really good sized lounge, light and bright with both rear and side facing double glazed windows. Gas fire inset into a wooden surround, two central heating radiators and cornice to the ceiling.

### **Dining Room**

10' 9" x 9' 8" ( 3.28m x 2.95m )

Second of the three reception rooms with a front facing double glazed window, coving and central heating radiator.

### **Snug**

10' 9" x 9' 3" ( 3.28m x 2.82m )

Useful Study or Family TV room with a front facing double glazed window, radiator and coving to the ceiling.

### **Dining Kitchen**

19' 4" x 11' 1" ( 5.89m x 3.38m )

With ample space for a dining table to the seating area of the room, patio doors leading out to the garden and a tiled floor.

The kitchen has a range of wall and base units, integrated appliances with gas hob, electric double oven and a fridge/freezer. Rear facing double glazed window, tiled floor and access through to the large utility room.

### **Utility Room**

11' 7" x 6' ( 3.53m x 1.83m )

Spacious utility room with a rear facing entrance door out to the garden, plumbing for a washing machine and a stainless steel sink unit.

### **First Floor Landing**

Galleried landing with a wooden bannister, front facing double glazed window and a central heating radiator.

### **Bedroom One**

12' 7" x 11' + wardrobes ( 3.84m x 3.35m + wardrobes )

Good sized master suite with a dressing area on entry into the room, dressing table and draws, archway into the room.

The main bedroom has a range of fitted wardrobes to one wall, rear facing double glazed window and a central heating radiator.

### **Ensuite**

Recently upgraded with a modern shower unit with glass shower panel and a mains fed shower. Low flush wc and basin, tiled walls and a side facing double glazed window.

### **Bedroom Two**

13' 1" max x 10' 8" ( 3.99m max x 3.25m )

Double Room: With a front facing double glazed window, wardrobes to one wall and both draws and cabinets, central heating radiator.

### **Bedroom Three**

10' 8" x 9' 8" ( 3.25m x 2.95m )

Double Room: With a front facing double glazed window, wardrobes to one wall and draws and bedside cabinets. Central heating radiator.

### **Bedroom Four**

11' 2" x 9' 9" ( 3.40m x 2.97m )

Double Room: With a rear facing double glazed window, loft access and a central heating radiator.

### **Bathroom**

Having a rear facing double glazed window, bath with shower from taps, low flush wc and basin. Airing cupboard and storage and a central heating radiator.

### **External**

The plot benefits from space all around the building with an open plan driveway at the front of the property to the larger than average garage. The gardens are well maintained and zoned into seating areas to take advantage of the sun at different times of the day. Manicured lawns with mature shrubs and plants with two patio areas. Only by a viewing can you appreciate the plot and the different uses to the garden space, there is external lighting and water supply, garden shed included in the sale.

### **Garage**

18' x 18' 2" ( 5.49m x 5.54m )

Larger than average garage with an electric up and over door, power and lighting, courtesy door to the side elevation leading out the the second of the garden areas.

Storage to the eaves.



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## Timson Court, Beckingham Doncaster

- Great Commuter Village
- Excellent Village School
- Three Reception Rooms
- Dining Kitchen, Utility & Cloakroom
- Four Bedrooms, Ensuite & Bathroom

Tenure: Freehold EPC Rating: C

offers in the region of

**£432,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107412 - 0005

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