

**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" (  $3.28m \times 2.95m$  ) Second of the three reception rooms with a front facing double glazed window, coving and central heating radiator.

### Snug

10'  $9^{tr} x 9' 3$ " (  $3.28m \times 2.82m$  ) 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' ( $3.53m \times 1.83m$ ) 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 ( $3.84m \times 3.35m$  + 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 heaitng radiator.

#### **Bedroom Four**

11' 2" x 9' 9" ( 3.40m x 2.97m ) Double Room: Wirh 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" ( $5.49m \times 5.54m$ ) 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.





## welcome to

# **Timson Court, Beckingham Doncaster**

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

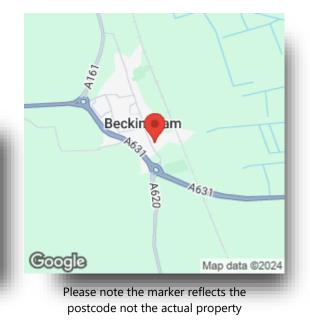
Tenure: Freehold EPC Rating: C

offers in the region of

£432,500







view this property online williamhbrown.co.uk/Property/BWY107412



Property Ref: BWY107412 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



01302 710735



Bawtry@williamhbrown.co.uk

38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



williamhbrown.co.uk