



Ellers Road, Bessacarr Doncaster

welcome to

Ellers Road, Bessacarr Doncaster

GUIDE PRICE £280,000-£300,000. Situated in this popular location of Bessacarr is this impressive three bedroom semi-detached home which is well presented throughout. The property is ideal for a growing family and benefits from having an open plan kitchen diner and off road parking.



Entrance Hall

Accessed through a front facing composite door with a side facing double glazed window. There is oak flooring throughout, spotlights to the ceiling, a central heating radiator and stairs which rise to the first floor landing.

Downstairs W.C

Fitted with a low flush W.C and a wash hand basin with mixer tap. There is a side facing double glazed window.

Lounge

13' 7" into bay x 12' 1" (4.14m into bay x 3.68m)

A good size and attractive lounge with a front facing bay double glazed window, spotlights to the ceiling, coving to the ceiling and a central heating radiator. The focal point of the room is the feature fireplace.

Family Room

12' x 10' 2" (3.66m x 3.10m)

This room is open plan to the kitchen diner with a log burner as the focal point of the room and a central heating radiator.

Kitchen Diner

10' 5" x 15' 1" (3.17m x 4.60m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. There is a five ring gas hob with extractor hood above, an electric oven and grill, an integrated fridge and plumbing for a dishwasher. There is an island style breakfast bar with pendant lights ideal for dining and entertaining, oak flooring throughout spotlights to the ceiling and area for a dining table and chairs. With a side facing double glazed window and rear facing French doors which give access to the rear garden.

Utility Room

3' 11" x 5' 8" (1.19m x 1.73m)

Fitted with base units with plumbing for a washing machine beneath. There is the wall mounted boiler and a side facing double glazed window.

First Floor Landing

With a side facing double glazed window and a central heating radiator.

Bedroom One

14' 3" into bay x 12' 1" max (4.34m into bay x 3.68m max)

A double room with a front facing bay double glazed window, fitted wardrobes ideal for hanging and storage space, two central heating radiators, decorative coving and spotlights to the ceiling.

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

A double room with a rear facing double glazed window, a central heating radiator, decorative coving and spotlights to the ceiling.

Bedroom Three

5' 10" x 5' 8" (1.78m x 1.73m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space.

Family Bathroom

Fitted with a low flush W.C, a counter top wash hand basin with mixer tap, a tiled surround bath and a shower cubicle with shower. There is wall to floor tiling, spotlights to the ceiling, an extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property is an extensive block paved driveway to provide ample off road parking with a canopy above the entrance door while to the side of the property is a gate which gives access to the garage. To the rear of the property is a mainly laid to lawn garden with patio area. There is variety of mature plants and shrubs and an outside tap.

Garage

23' 8" max x 9' 3" (7.21m max x 2.82m)

With an electric roller shutter door, rear facing double glazed windows and a range of storage space.



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Ellers Road, Bessacarr Doncaster

- GUIDE PRICE £280,000-£300,000
- IMPRESSIVE THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN DINER WITH BREAKFAST BAR
- FAMILY ROOM
- FRONT ASPECT LOUNGE

Tenure: Freehold EPC Rating: D

guide price

£280,000-£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121705 - 0004

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