



Pool Drive, Bessacarr Doncaster



welcome to

Pool Drive, Bessacarr Doncaster

This outstanding four bedroom detached family home is situated in this sought after location and is presented to a high standard throughout. The property benefits from immaculate front and rear gardens, off road parking and a double garage.



Entrance Hall

With a side facing sealed unit door, a central heating radiator with cover, coving to the ceiling and stairs which rise to the first floor landing.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a central heating radiator and coving to the ceiling.

Lounge

16' x 11' 6" (4.88m x 3.51m)

A beautifully presented lounge with a front facing double glazed bay window, dado rail, a central heating radiator and coving to the ceiling. The focal point of the room is the feature modern electric wall mounted pebble effect fire. The lounge is open plan to the dining room.

Dining Room

16' 6" x 8' 7" (5.03m x 2.62m)

With rear facing double glazed window, coving to the ceiling, dado rail and a central heating radiator. There is feature panelling to one of the walls, access through to the entrance hall and French doors through to the conservatory.

Conservatory

11' 1" x 8' 4" (3.38m x 2.54m)

With rear and side facing double glazed windows and side facing French doors giving access to the rear garden. There is laminate flooring and a wall mounted electric heater.

Kitchen

16' 6" x 9' 5" (5.03m x 2.87m)

With a rear facing double glazed window. Fitted with a modern range of wall and base units with coordinating granite work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor hood above, an integrated electric oven, an integrated dishwasher and space and housing for an American style fridge-freezer. There is underfloor heating, downlights to the ceiling, a breakfast bar ideal for entertaining, karndean flooring, under unit lighting and coving to the ceiling. The kitchen is open plan to the utility room.



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Utility Room

With rear and side facing double glazed windows and a rear facing sealed unit door giving access to the garden. Fitted with base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is plumbing for a washing machine and dryer, continued karndean flooring, partial tiling to the walls

First Floor Landing

With access to the loft, coving to the ceiling and a useful storage cupboard.

Bedroom One

14' 6" x 12' 6" (4.42m x 3.81m)

A beautifully presented principal bedroom with a front facing double glazed bay window, a central heating radiator, coving to the ceiling, feature panelling to one of the walls and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is partial tiling to the walls, tiled flooring, a chrome heated towel rail and coving to the ceiling

Bedroom Two

13' 1" x 11' 6" (3.99m x 3.51m)

A double room with a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing hanging and storage space.

Bedroom Three

11' 10" x 11' 6" (3.61m x 3.51m)

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

Bedroom Four

14' 6" x 8' 6" (4.42m x 2.59m)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes and desk providing hanging and storage space.

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin, a panelled bath and a separate shower cubicle with shower and tiled surround. There is coving to the ceiling, tiled flooring, partial tiling to the walls and a heated towel rail.

Outside

To the front of the property there is an artificial lawned garden with a paved driveway providing off road parking and in-turn leads to the double garage. There are shrubs and plants to the borders with a focal tree. A gate gives access to the side and rear of the property where there is a beautifully presented landscaped lawned garden which is ideal for entertaining with a delightful summer house, various patio areas and an abundance of mature plants and trees to the borders.

Double Garage

With up and over doors, light and power.

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Pool Drive, Bessacarr Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE OPEN PLAN TO DINING ROOM
- CONSERVATORY
- MODERN SPACIOUS KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122120 - 0003

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