





# welcome to

# Middlefield Road, Bessacarr Doncaster

GUIDE PRICE £280,000-£290,000. This fabulous recently renovated three bedroom semi-detached home is situated in this sought after location and must be viewed to appreciate. The property stands in a generous plot with enclosed gardens, off road parking and garage.

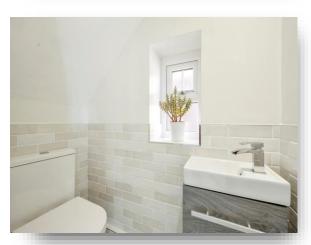












#### **Entrance Hall**

With a front facing sealed unit door and a side facing double glazed window. There is a modern glass and oak veneer staircase which rise to the first floor landing, modern tiled flooring and a central heating radiator. The entrance hall is open plan to the living dining kitchen.

#### **Downstairs W.C.**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit, partial tiling to the walls and tiled flooring.

### Lounge

12' 2" x 11' 7" to bay ( 3.71m x 3.53m to bay ) An attractive lounge with a front facing double glazed bay window and two central heating radiators.

## **Living Dining Kitchen**

18' 5" x 12' 1" ( 5.61m x 3.68m )

A fabulous room which is the hub of the home with a rear facing double glazed window and French doors which open to the rear garden. Fitted with a range of wall and base units with Quartz work surfaces housing the Belfast sink with chrome mixer tap. The kitchen has an electric hob with extractor above, a double oven and an integrated dishwasher. There is under unit lighting, dining bar, tiled flooring and downlights to the ceiling.

## **First Floor Landing**

From the entrance hall stairs rise to the first floor landing where there is a central heating radiator and access to the loft with ladder.

#### **Bedroom One**

11' 4"  $\times$  11' 6" to bay ( 3.45m  $\times$  3.51m to bay ) With a front facing double glazed bay window and a central heating radiator.

#### **Bedroom Two**

11' 5" x 12' 2" ( 3.48m x 3.71m ) With a rear facing double glazed window and a central heating radiator.

#### **Bedroom Three**

 $6' 8" \times 7' 9" (2.03m \times 2.36m)$  With a front facing double glazed window and a central heating radiator.

#### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a modern white suite comprising of a WC, a wash hand basin fitted into a vanity unit and a double ended bath with mixer tap and shower over. There is an extractor fan, downlights to the ceiling, a heated towel rail, partial tiling to the walls and tiled flooring.

#### Outside

The property occupies a generous plot. To the front of the property there is an enclosed lawned garden with mature shrubs and plants to the borders. There is a driveway providing off road parking whilst to the rear is an enclosed lawned garden with patio, mature shrubs and trees to the borders.

## Garage

With power and plumbing for a washing machine.





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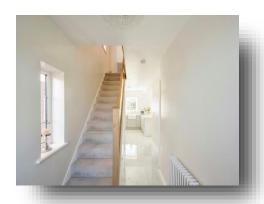
## Middlefield Road, Bessacarr Doncaster

- GUIDE PRICE £280,000-£290,000
- ATTRACTIVE LOUNGE
- SUPERB LIVING DINING KITCHEN
- DOWNSTAIRS WC
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

guide price

£280,000-£290,000







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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR122209 - 0003

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