



**Birchwood Dell, Bessacarr Doncaster**



**welcome to**

**Birchwood Dell, Bessacarr Doncaster**

A truly impressive family residence situated in this sought after location and offering extensive flexible living space around 7,000 sqft. The property stands in enviable enclosed private grounds with a gated sweeping driveway and a triple garage.



## Spacious Entrance Hall

## Downstairs W.C.

## Kitchen / Utility Room

## Kitchen Diner

24' 6" max x 20' 3" max ( 7.47m max x 6.17m max )

## Family Room

16' 11" x 11' 8" ( 5.16m x 3.56m )

## Orangery

17' 7" x 10' ( 5.36m x 3.05m )

## Sitting Room / Study

20' 9" x 15' 11" ( 6.32m x 4.85m )

## Downstairs Shower Room

## Dining Room

15' 11" x 11' 10" ( 4.85m x 3.61m )

## Study

16' 3" x 13' 4" ( 4.95m x 4.06m )

## Leisure Suite

## Cinema Room

14' 11" x 14' 5" ( 4.55m x 4.39m )

## Games Room

24' max x 23' 11" max ( 7.32m max x 7.29m max )

## Shower Room

## First Floor Galleried Landing

## Principle Bedroom

16' 11" x 12' 6" ( 5.16m x 3.81m )

## Dressing Room

## En-Suite Shower Room

## Bedroom Two

15' 10" x 12' 11" ( 4.83m x 3.94m )

## Bedroom Three

12' 6" x 11' 6" ( 3.81m x 3.51m )

## Bedroom Four

10' x 9' 7" ( 3.05m x 2.92m )

## Family Bathroom

## Snooker Room

24' 8" x 20' 1" ( 7.52m x 6.12m )

## Gallery

## Bedroom Five / Gym

32' x 19' 6" ( 9.75m x 5.94m )

## Outside

## Triple Garage



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## Birchwood Dell, Bessacarr Doncaster

- EXCLUSIVE RESIDENTIAL LOCATION
- SUPERB FAMILY RESIDENCE
- APPROXIMATELY 7,000 SQFT OF FLEXIBLE LIVING SPACE
- LEISURE SUITE WITH CINEMA ROOM, GAMES ROOM AND SNOOKER ROOM
- ENCLOSED GATED PRIVATE GROUNDS OF APPROXIMATELY 1.5 ACRES

Tenure: Freehold EPC Rating: C

# £1,500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR118001 - 0004

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