

**Nearfield Road, Bessacarr DONCASTER** 

# welcome to

# **Nearfield Road, Bessacarr DONCASTER**

GUIDE PRICE £260,000-£270,000. Occupying a corner plot in this popular location in Bessacarr is this spacious well-presented two bedroom detached bungalow which is available with no onward chain and has gardens to the front, side and rear, off road parking and a garage.

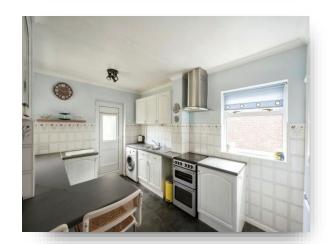












#### **Entrance Hall**

With a side facing sealed unit door, a cupboard housing the gas central heating boiler and a warm air heater.

### **Lounge Dining Room**

19' 8" x 12' 2" max narrowing to 8' 5" in dining area ( 5.99m x 3.71m max narrowing to 2.57m in dining area ) With a side facing double glazed window and patio doors giving access to the conservatory. There is a wall mounted gas fire and a warm air heater.

#### **Breakfast Kitchen**

9' 3" x 12' 6" ( 2.82m x 3.81m )

With two side facing double glazed windows and a rear facing sealed unit door. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a gas cooker point with extractor above, plumbing for a washing machine, space for a fridge-freezer, partial tiling, warm air vents and a breakfast bar.

#### Conservatory

11' 8" x 5' 10" ( 3.56m x 1.78m )

With rear and side facing double glazed windows and tiled flooring.

### **Bedroom One**

12' 7" including wardrobes x 11' 2" max ( 3.84m including wardrobes x 3.40m max )

With a front facing double glazed window, a warm air vent and fitted wardrobes providing hanging and storage space.

### **Shower Room**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, a warm air vent and an airing cupboard.

### **Bedroom Two**

8' 1" to wardrobes x 9' 3" ( 2.46m to wardrobes x 2.82m ) With a front facing double glazed window and a warm air vent.

#### Outside

The property occupies a corner plot with lawned gardens to the front and side. there is a driveway providing off road parking and in-turn leads to the brick built garage. To the rear of the property is an enclosed lawned garden with patio area, a garden shed and a variety of shrubs and plants to the borders.

#### Garage

With an up and over door and a courtesy door to the garden.





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## **Nearfield Road, Bessacarr DONCASTER**

- GUIDE PRICE £260,000-£270,000
- LOUNGE DINING ROOM
- **CONSERVATORY**
- **BREAKFAST KITCHEN**
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

quide price

£260,000-£270,000







Map data @2024

Please note the marker reflects the postcode not the actual property

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