



**Nearfield Road, Bessacarr DONCASTER**



**welcome to**

**Nearfield Road, Bessacarr DONCASTER**

GUIDE PRICE £240,000-£250,000. 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.



**view this property online** [williamhbrown.co.uk/Property/DCR121765](http://williamhbrown.co.uk/Property/DCR121765)



welcome to

## Nearfield Road, Bessacarr DONCASTER

- GUIDE PRICE £240,000-£250,000
- LOUNGE DINING ROOM
- CONSERVATORY
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR121765](http://williamhbrown.co.uk/Property/DCR121765)



Property Ref:  
DCR121765 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](http://williamhbrown.co.uk)