



Ellers Avenue, Bessacarr Doncaster

welcome to

Ellers Avenue, Bessacarr Doncaster

Situated in this highly desirable location of Bessacarr and available with no onward chain is this individually designed, extended high specification home. Featuring two 24ft reception rooms, four reception areas and a sauna to the bathroom suite.



Entrance Porch

The property is entered via an oak stylish designer entrance door in to the welcoming open porch come entrance hall. There is a central heating radiator, extensive wooden flooring, a useful storage area and downlights to the ceiling. There is a side facing double glazed window and access through an oak door to the inner hallway.

Entrance Hall

Featuring oak flooring, a central heating radiator, stairs which rise to the first floor and a useful pantry/cloakroom.

Side Lobby

With a side facing door and tiled flooring. Providing additional access to the driveway and side aspect of the property.

Downstairs W.C.

Fitted with low flush WC and a wash hand basin. There is a chrome heated towel rail, contrasting stone tiling to the walls and floor, spotlight to the ceiling and a side facing double glazed window.

Lounge

24' 7" x 13' 8" (7.49m x 4.17m)

With rear facing French doors facing giving access to the South facing garden and two side paneled double glazed windows providing a sublime view to the generous rear garden. Benefiting from solid wooden flooring, a central heating radiator and a heritage carrara marble surround electric fireplace as the focal point of the room.

Dining Room

24' x 12' 10" (7.32m x 3.91m)

Benefits from a rear facing double glazed window, a side facing double glazed window, a multi-fuel log burner, internal speakers to the ceiling and a deep cloakroom storage cupboard with a central heating radiator.

Breakfast Kitchen

11' 2" max x 9' 11" (3.40m max x 3.02m)

A highly contemporary design and quality bespoke finish kitchen fitted with a range of high gloss wall and base units with coordinating granite work surfaces housing the stainless steel sink and drainer with mixer taps. This stylish kitchen has a front facing double glazed bay window, a central heating radiator, downlights to the ceiling, under unit lighting, underfloor heating throughout and a breakfast bar area. There is a five ring gas hob with extractor fan, a range of integrated AEG appliances including two eye level electric ovens, microwave and an innovative built-in domestic tandoor oven. There is also an integrated fridge-freezer, washing machine and dishwasher.

First Floor Landing

With a front facing double glazed window and a central heating radiator.

Bedroom One

12' 1" x 12' 11" (3.68m x 3.94m)

With a rear facing double glazed window, a central heating radiator, a range of fitted bespoke soft closing fitted wardrobes, downlights to the ceiling, an impressive walk-in wardrobe and dressing area and access to the en-suite luxury shower room.

Dressing Area

10' 11" x 9' 8" (3.33m x 2.95m)

With downlights to the ceiling and provides welcoming access to the master bedroom and en-suite shower room.

En-Suite Shower Room

Fitted with a wash hand basin set into a tiled vanity unit, a low flush soft closing wc with a double tiled power shower. Benefiting from under floor heating throughout, a side facing obscure double glazed window, a central heating radiator, extractor fan, stone tiling and a mirrored touch sensor cabinet with downlights.

Bedroom Two

12' 5" max x 13' 8" (3.78m max x 4.17m)

With a rear facing double glazed window, an impressive range of fitted bespoke soft closing fitted wardrobes, downlights to the ceiling, a central heating radiator and coving to ceiling.

Bedroom Three

10' 9" x 10' (3.28m x 3.05m)

With a rear facing double glazed window, an impressive range of built in wardrobes and a central heating radiator.

Family Bathroom

Fitted with a tiled bath, a double sized tiled power shower cubicle, a wash hand basin over a vanity drawer unit and a low flush soft closing WC. There is a front facing double glazed window, a heated towel rail, mosaic tiling to the walls and floor, spotlights to the ceiling and a stylish stand out feature seated steam room/ sauna.

Outside

To the front of the property there is an extensive block paved driveway providing off road parking with brick pillars and fence surrounding. There is a gated side block paved driveway which provides access to the rear garden and side of the property. To the rear of the property is a generous enclosed landscaped garden with landscaped features including stepping stones and landscaped borders with mature shrubs and a pear tree. There is access to the entertainment facilities via the garden/ games detached studio.

Garden Studio

14' 5" x 26' 5" (4.39m x 8.05m)

This purpose built stunning garden room situated at the furthest part of the generous rear garden has multi-functional use and a range of versatility from an annex to a games room. Currently being used as an open plan snooker room with a bespoke built-in bar. There is plumbing for a dishwasher, downlights to the ceiling, three front facing French doors looking onto the delightful generous rear garden with lights and power.



view this property online williamhbrown.co.uk/Property/DCR124032



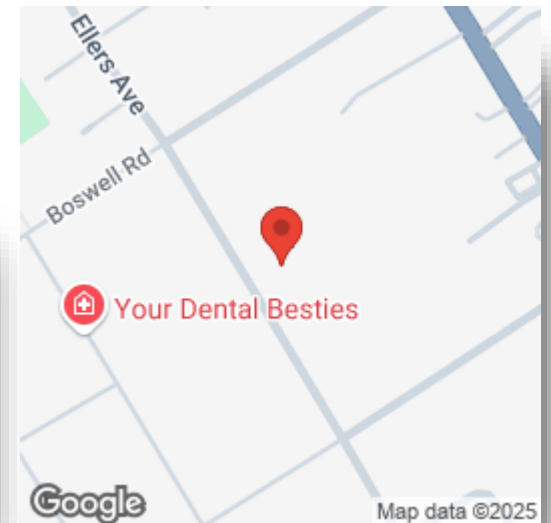
welcome to

Ellers Avenue, Bessacarr Doncaster

- EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- DETACHED GAMES ROOM WITHIN A GENEROUS SOUTH FACING REAR GARDEN
- WALK-IN WARDROBE TO MASTER BEDROOM
- FOUR PIECE BATHROOM SUITE WITH SAUNA

Tenure: Freehold EPC Rating: C

£485,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR124032](https://www.williamhbrown.co.uk/Property/DCR124032)



Property Ref:
DCR124032 - 0002

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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)