



**Warnington Drive, Bessacarr Doncaster**



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This charming three bedroom detached bungalow is situated on a generous plot on this highly sought after road in Bessacarr. Boasting a horseshoe driveway providing ample off road parking and a detached garage ideal for workshop/storage space.



### Entrance Hall

With a front facing timber door, two central heating radiators, access to the loft, decorative dado rail and coving to the ceiling.

### Lounge

24' 4" x 12' 5" ( 7.42m x 3.78m )

With a front facing double glazed bowed window and a side facing double glazed window. There is a feature fireplace with marble hearth housing the electric fire and coving to the ceiling.

### Breakfast Kitchen

14' 6" max x 7' 4" ( 4.42m max x 2.24m )

With a side facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink and drainer with mixer tap. The kitchen has a four ring ceramic hob with extractor above, an eye level electric oven, housing for a fridge and microwave, splashback tiling and vinyl flooring. The kitchen is open plan to the conservatory.

### Utility

With a rear facing obscure double glazed window. There is a wall mounted boiler, vinyl flooring and space and plumbing for a washing machine and fridge.

### Conservatory

10' 2" x 8' 1" ( 3.10m x 2.46m )

With rear and side facing double glazed windows and rear facing patio doors leading out to the rear garden. There is a upvc roof, vinyl flooring, ceiling fan light and two central heating radiators.

### Bedroom Two

12' 5" x 12' ( 3.78m x 3.66m )

With a side facing double glazed window, a central heating radiator and decorative picture rail.

### Bedroom Three

12' 5" x 11' 11" ( 3.78m x 3.63m )

With a front facing double glazed bay window, a central heating radiator, decorative dado rail and coving to the ceiling. A versatile room which could also be used as a dining room.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap, a bath and a separate shower. There is partial tiling to the walls, a central heating radiator and vinyl flooring.

### Master Bedroom

20' 11" max x 13' 7" max ( 6.38m max x 4.14m max )

A spacious dual aspect master bedroom with front and rear facing double glazed windows, two central heating radiators, access to the loft and coving to the ceiling. A door gives access to the en-suite shower room.

### En-Suite Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is tiling to the walls and a heated towel rail.

### Outside

To the front of the property there is a well-maintained generous lawned garden with a variety of mature shrubs and trees. There is an extensive horseshoe style driveway providing ample off road parking which leads to the front entrance and garage. To the rear of the property there is a generous enclosed lawned garden with outside tap, mature trees and hedging.

### Garage

17' 2" x 18' 10" ( 5.23m x 5.74m )

With an electric up and over door, a pitched roof and a side facing single glazed window.



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## Warnington Drive, Bessacarr Doncaster

- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS BAY FRONTED LOUNGE
- BREAKFAST KITCHEN OPEN PLAN TO CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- GENEROUS MATURE PLOT

Tenure: Freehold EPC Rating: Awaited

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123905 - 0002

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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)**