



Highbury Avenue, Bessacarr Doncaster

welcome to

Highbury Avenue, Bessacarr Doncaster

GUIDE PR£250,000-£260,000 This three bedroom detached family home is situated in this highly sought after area with a luxury lounge, a car port, driveway and garage. The property has granted planning permission for a rear extension in place of the existing garage and outbuildings ref no 23\01232\FUL.



Entrance Hall

With a front facing exterior door with side facing double glazed paneled window, tiled flooring with underfloor heating, stairs which rise to the first floor and useful understairs storage.

Lounge Diner

24' x 12' 5" (7.32m x 3.78m)

With a front facing double glazed window, spotlights to the ceiling, a focal TV media wall, laminate flooring, a central heating radiator and rear facing French doors which lead out to the rear garden.

Kitchen

10' 11" x 8' 8" (3.33m x 2.64m)

fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and dishwasher and space for a fridge and freezer. There is complimentary splashback, a side facing double glazed window and a rear facing door providing access to the rear lobby.

Rear Lobby

With access to the outbuildings and additional side doors giving access to the rear garden and driveway.

First Floor Landing

With a side facing double glazed window, spotlights to the ceiling and useful storage.

Bedroom One

12' 6" max x 12' 1" (3.81m max x 3.68m)

With a rear facing double glazed window, spotlights to the ceiling, a central heating radiator and fitted wardrobes.

Bedroom Two

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

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

Bedroom Three

7' 2" max x 6' 2" (2.18m max x 1.88m)

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

Bathroom

A luxuriously appointed suite which is fitted with a low flush WC, a wash hand basin and an insert bath with rainfall effect shower over and screen. There is wall to floor tiling, downlights to the ceiling, a heated towel rail, a useful storage cupboard housing the wall mounted boiler and a rear facing obscure double glazed window.

Outside

To the front of the property there is a brick pillared boundary with a gravel driveway providing ample off road parking with a variety of shrubs and plants. To the side of the property there is a sheltered car port providing additional off road parking which-in turn leads to the garage and outbuilding . To the rear of the property there is a generous lawned garden with patio area and a variety of mature shrubs and plants.

Additional Information

The vendors have made us aware there is granted planning permission in place under REF 23\01232\FUL for the erection of a ground floor rear extension in place of the garage and outbuildings.



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Highbury Avenue, Bessacarr Doncaster

- IDEAL FOR A GROWING FAMILY
- GRAVEL DRIVEWAY, CAR PORT AND GARAGE
- GRANTED PLANNING PERMISSION REF 23\01232\FUL FOR THE ERECTION OF A GROUND FLOOR REAR EXTENSION
- GENEROUS MEDIA FEATURE LOUNGE WITH FRENCH DOORS
- SPACIOUS ENTRANCE HALL WITH UNDERFLOOR HEATING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£250,000-£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124602 - 0003

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