

**Highbury Avenue, Bessacarr Doncaster** 

## welcome to

# **Highbury Avenue, Bessacarr Doncaster**

GUIDE PR£250,000-£260,000This 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.

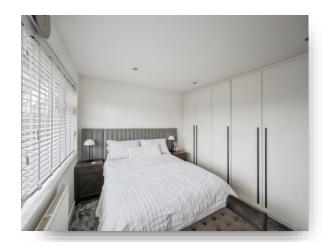












#### **Entrance Hall**

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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- **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

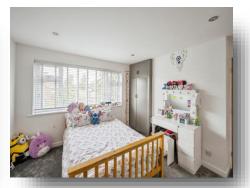
Council Tax Band: B

guide price

# £250,000-£260,000







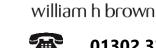
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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR124602 - 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 quidance 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.



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