



**Dunniwood Avenue, Bessacarr Doncaster**



**welcome to**

**Dunniwood Avenue, Bessacarr Doncaster**

This three bedroom detached bungalow situated in this highly sought after location on an elevated position with a beautiful landscaped rear garden, a spacious lounge diner and garden room. Available with no onward chain!



### Entrance Hall

With a side facing exterior door, a useful storage cupboard, warm air central heating system and access into the three bedrooms, lounge diner and kitchen.

### Kitchen

9' 4" x 11' ( 2.84m x 3.35m )

Fitted with a range of wall and base units with coordinating work tops which incorporates the sink and drainer. The kitchen has a gas cooker point, plumbing for a washing machine, space for a fridge and freezer, a side facing double glazed window and a door providing access into the driveway and garage. There is a warm air central heating boiler enclosed within a storage cupboard, tiled splashback and a serving hatch to the lounge diner.

### Lounge Diner

22' x 11' 10" Max ( 6.71m x 3.61m Max )

With a front facing double glazed window providing elevated view to the front garden, a gas feature fireplace as the focal point of the room and warm air central heating.

### Bedroom One

12' 11" x 9' 11" ( 3.94m x 3.02m )

With a rear facing double glazed window, an electric heater and access into the garden room.

### Garden Room

18' 4" x 6' 5" ( 5.59m x 1.96m )

With three skylight windows, a side facing single glazed window and door providing access to the rear garden.

### Bedroom Two

12' 11" x 8' 7" ( 3.94m x 2.62m )

With a rear facing single glazed window and an electric heater.

### Bedroom Three

8' 6" x 8' ( 2.59m x 2.44m )

With a side facing double glazed window and an electric heater.

### Family Bathroom

Fitted with a low flush WC, a hand wash basin on a vanity unit and walk in easy access bath. There is a side facing obscure double glazed window and a heated towel rail.

### Outside

To the front of the property situated on an elevated position there is a lawned garden with a footpath to the side which conveniently provides access to the entrance hall. There is a paved driveway which provides ample off road parking and in-turn leads to the garage. To the rear of the property there is a beautiful landscaped rear garden with pond, mature shrubs and plants to the borders providing privacy and screening, a green house area and vegetable section.

### Garage

With an electric roller shutter door.



***view this property online*** [williamhbrown.co.uk/Property/DCR124511](http://williamhbrown.co.uk/Property/DCR124511)



welcome to

## Dunniwood Avenue, Bessacarr Doncaster

- THREE BEDROOM DETACHED BUNGALOW
- PRIVATE SETTING TO THE REAR
- GARDEN ROOM AND SPACIOUS LOUNGE DINER
- WARM AIR CENTRAL HEATING SYSTEM
- DRIVEWAY WITH GARAGE

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers in the region of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR124511](http://williamhbrown.co.uk/Property/DCR124511)



Property Ref:  
DCR124511 - 0004

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)**