



Brocklesby Drive, Bessacarr Doncaster

welcome to

Brocklesby Drive, Bessacarr Doncaster

Situated in this highly sought after Warren park development is this five bedroom executive style Charles Church model home. Benefiting from ample off road parking, a landscaped rear garden, woodland views to the rear and a double garage.



Entrance Hall

With a front facing composite door, tiled flooring, a central heating radiator and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin. There is splashback tiling, tiled flooring, a central heating radiator, partial tiling to the walls and an extractor fan.

Lounge

16' x 12' 2" (4.88m x 3.71m)

A beautifully presented lounge with two front facing double glazed windows, a central heating radiator, acoustic feature panelling to the walls, tiled flooring and a TV medial wall.

Open Plan Kitchen Diner

35' 3" x 12' 6" (10.74m x 3.81m)

Positioned to the rear of the property overlooking the garden with woodland views beyond. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill and an integrated fridge, freezer and dishwasher. There is tiled flooring, two central heating radiators, a breakfast bar ideal for dining and entertaining, a TV media wall, two rear facing sets of French doors, a rear facing double glazed window and access through to the utility room.

Utility Room

6' 4" x 5' 7" (1.93m x 1.70m)

Fitted with coordinating wall and base units to the kitchen with work surfaces. There is plumbing for a washing machine, space for a tumble dryer, a central heating radiator, extractor fan and a rear facing door providing access to the rear garden.

First Floor Landing

A spacious landing with two useful storage cupboards and a loft hatch with pull down ladder.

Bedroom One

16' 5" x 12' 2" max (5.00m x 3.71m max)

With two front facing double glazed windows, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit and a walk-in shower with screen. There is tiling to the walls and floor, downlights to the ceiling, an extractor fan, a chrome heated towel rail and a side facing frosted double glazed window.

Bedroom Two

15' 7" max x 9' 6" (4.75m max x 2.90m)

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, an extractor fan, a chrome heated towel rail, tiled flooring and a side facing frosted double glazed window.

Bedroom Three

10' 3" x 9' 5" (3.12m x 2.87m)

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

Bedroom Four

12' 10" max x 9' 1" (3.91m max x 2.77m)

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

Bedroom Five

11' 1" x 9' (3.38m x 2.74m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap, a bath with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, a chrome heated towel rail, downlights to the ceiling, an extractor fan and a front facing frosted double glazed window.

Outside

To the front of the property there is a block paved driveway providing off road parking for numerous vehicles with EV charging point which in-turn leads to the double garage. To the rear of the property there is a private landscaped rear garden with artificial lawn, sleeper beds and gazebo ideal for outdoor entertainment. There is fencing to the perimeter with stunning woodland views.

Double Garage

17' 10" x 17' 10" (5.44m x 5.44m)

With two up and over doors and a wall mounted boiler.



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welcome to

Brocklesby Drive, Bessacarr Doncaster

- IDEAL FOR A GROWING OR EXTENDED FAMILY
- ELEVATED POSITION ON A CUL-DE-SAC LOCATION
- TWO EN-SUITE SHOWER ROOMS
- UTILITY ROOM AND GROUND FLOOR WC
- SUPERB OPEN PLAN KITCHEN LIVING DINER

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in the region of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125309 - 0003

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