



**Brocklesby Drive, Bessacarr Doncaster**



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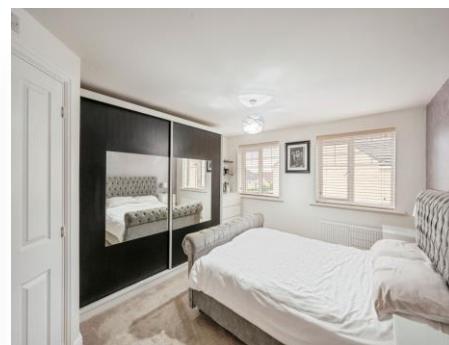
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- ELEVATED POSITION ON A CUL-DE-SAC LOCATION
- TWO EN-SUITE SHOWER ROOMS
- UTILITY ROOM AND GROUND FLOOR WC
- SUPERB OPEN PLAN KITCHEN LIVING DINER

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in the region of

**£450,000**



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