



Whitton Close, Bessecarr Doncaster

welcome to

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Guide Price £475,000 - £490,000 - Looking for a breathtaking home... look no further, this four bedroom detached family home is bound to impress! The property benefits from three reception rooms, an integral garage and has close links to range of local amenities, shops and schools.



Entrance

A front facing exterior door provides access into the spacious entrance hall, with a central heating radiator, marble flooring throughout, stairs which rise to the first floor landing and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a heated towel rail, partial tiling to the walls, a corner hand wash basin and a front facing obscure double glazed window.

Lounge

14' 10" Into Bay x 13' 8" (4.52m Into Bay x 4.17m)
With marble flooring, a front facing double glazed bay window, a TV media feature wall with feature panelling and underfloor heating which continues throughout the ground floor.

Family / Dining Room

13' 2" x 13' 7" (4.01m x 4.14m)
With a central heating radiator, underfloor heating, marble effect flooring and double doors which conveniently open into the office/snug. There is a TV media feature wall and decorative coving to the ceiling.

Office / Snug

9' 2" x 8' (2.79m x 2.44m)
A versatile room with marble effect flooring, spotlights to the ceiling, a skylight window and rear facing French doors which lead onto the rear garden.

Kitchen Living Diner

19' 2" x 18' 8" (5.84m x 5.69m)
Fitted with bespoke quartz worktops and under unit lighting. The stunning open plan kitchen living diner has area for dining table and chairs. With marble effect flooring throughout and an ample breakfast bar area situated off the island. The kitchen benefits from underfloor heating throughout, a hot tap, double oven with gas hob and extractor above, pendant lighting, and a range of and high gloss wall and base units. The room features two skylight windows, a rear facing double glazed window, a central heating radiator and rear facing French doors providing an abundance of natural light.

Utility Room

9' 5" x 5' 8" (2.87m x 1.73m)
This utility room features granite worktops with an integrated sink and drainer. There is plumbing for a washing machine, space for a dryer, ceiling spotlights, a side-facing double glazed window, a central heating radiator and internal access to the garage.

First Floor Landing

With a loft hatch and spotlights to the ceiling.

Bedroom One

14' 7" x 10' 1" (4.45m x 3.07m)
With a front facing double glazed window, a central heating radiator, spotlights to the ceiling and access to the walk-in wardrobe and en-suite.

Walk-In Wardrobe

6' 6" x 5' 7" (1.98m x 1.70m)
Fitted with a range of hanging and storage space, with downlights to the ceiling.

En-Suite Shower Room

Fitted with a low flush WC, a hand wash basin on a vanity unit and a walk-in rainfall effect shower. There is a heated towel rail and a rear facing obscured double glazed window.

Bedroom Two

11' 9" max x 13' 8" (3.58m max x 4.17m)
With a front facing double glazed window, laminate flooring, a central heating radiator and oak-door fitted wardrobes providing a range of hanging in storage space.

Bedroom Three

11' 10" x 12' 10" (3.61m x 3.91m)
With a rear facing double glazed window, a central heating radiator, laminate flooring and fitted wardrobes.

Bedroom Four

8' 11" x 6' 1" (2.72m x 1.85m)
With a front facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with marble effect tiling, there is a walk-in shower, a tile effect bath with shower attachments, a low flush WC and a hand wash basin on a vanity unit with mixer tap. The room hosts mood lighting, insert mirrored alcoves and a rear facing obscure double glazed window

Outside

To the front, a superb block-paved driveway offers ample off-road parking for multiple vehicles and leads seamlessly to the integral garage, complete with a roller shutter door for added convenience and security. At the rear, the property boasts a beautifully landscaped garden featuring elegant porcelain paving for a sleek, low-maintenance finish. Artificial lawn sections add a touch of greenery without the upkeep, while a stylish outdoor pergola provides the perfect setting for alfresco dining and entertaining.

Integral Garage

16' 7" x 9' 9" (5.05m x 2.97m)
With a roller shutter door.



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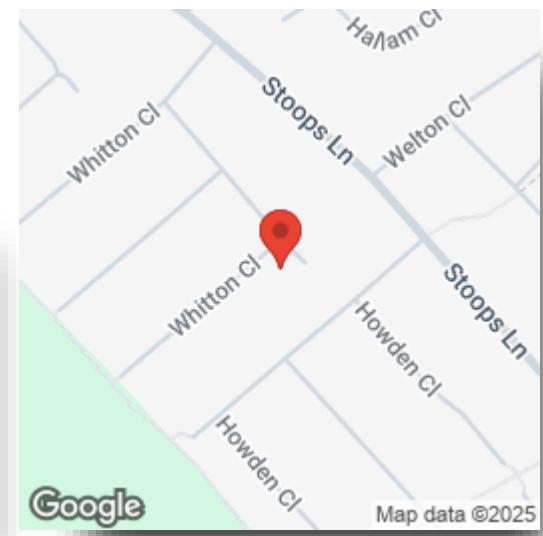
- GUIDE PRICE - £475,000 - £490,000
- THREE RECEPTION ROOMS
- EN-SUITE AND DRESSING ROOM TO MASTER BEDROOM
- BEAUTIFUL LANDSCAPED GARDEN
- FOUR BEDROOM DETACHED FAMILY HOME

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£475,000-£490,000



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