



**Sceptre Avenue, Bessacarr DONCASTER**

**welcome to**

## **Sceptre Avenue, Bessacarr DONCASTER**

Situated in this sought after location with views over the open green to the front is this spacious well presented four bedroom semi-detached family home. The property benefits from front and rear gardens, off road parking and a garage. Ideal for a growing or extended family with no onward chain!



**Entrance**

With a front facing sealed unit door, a front facing double glazed window and a useful storage cupboard.

**Wc**

With a rear facing obscured double glazed window, a WC, a wash hand basin with splashback tiling and a central heating radiator.

**Lounge**

19' 3" x 11' 4" ( 5.87m x 3.45m )

A good sized lounge with two front facing double glazed windows, two central heating radiators and french door which give access to the rear garden.

**Dining Room**

13' 10" Max x 10' 4" Max ( 4.22m Max x 3.15m Max )

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

**Dining Kitchen**

13' 8" x 10' 9" ( 4.17m x 3.28m )

With a front facing double glazed window, kitchen wall and base units with coordinating worksurfaces housing the gas hob with splashback tiling and extractor above. There is a one and a half bowl sink and drainer with mixer tap, plumbing for a dishwasher, space for a fridge freezer and ample area for a dining table and chairs. The room gives access to the utility.

**Utility**

8' 9" x 5' 9" ( 2.67m x 1.75m )

With a rear facing double glazed window and a sealed unit door. There is plumbing for a washing machine, space for a dryer, a wall mounted boiler and a central heating radiator.

**First Floor Landing**

With a front facing double glazed window, a storage cupboard and access to the loft.

**Bedroom One**

11' 9" x 11' 9" ( 3.58m x 3.58m )

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

**Dressing Area**

4' 10" x 5' 6" ( 1.47m x 1.68m )

With a front facing double glazed window.

**En-Suite**

With a obscured double glazed window, a low flush WC, a hand wash basin with mixer tap and a shower cubical with shower. There is a central heating radiator and a extractor fan.

**Bedroom Two**

10' 10" x 11' 3" ( 3.30m x 3.43m )

A double room with a rear facing double glazed window and a central heating radiator.

**Bedroom Three**

11' 6" Max x 8' 5" ( 3.51m Max x 2.57m )

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

**Bedroom Four**

6' 11" x 11' 3" ( 2.11m x 3.43m )

With two front facing double glazed windows and a central heating radiator.

**Family Bathroom**

Fitted with a low flush WC, a wash hand basin, a panelled bath with splashback tiling, a central heating radiator and a rear facing obscured double glazed window.

**Outside**

To the front of the property is lawned garden with fencing to the perimeter, whilst to the rear there is a enclosed garden with decked patio and artificial grass, a gate gives access to the drive.



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## Sceptre Avenue, Bessacarr DONCASTER

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- STUNNING OPEN FIELD VIEWS
- SOUGHT AFTER LOCATION
- EN-SUITE TO MASTER
- DINING KITCHEN

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£250,000**



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