



**Sunflower Gardens, Bessacarr Doncaster**



**welcome to**

**Sunflower Gardens, Bessacarr Doncaster**

Situated in this sought after location close to local schools, amenities and excellent transport links is this spacious three bedroom semi-detached family home. Ideal for first time buyers and growing families.



### **Entrance Hall**

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

### **Lounge**

15' 9" x 10' 11" max ( 4.80m x 3.33m max )

With a front facing double glazed window, two central heating radiators, a feature fireplace, coving to the ceiling and rear facing patio doors leading out to the rear garden.

### **Kitchen Diner**

15' 6" x 15' 10" max ( 4.72m x 4.83m max )

Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an electric oven, under counter space for a washing machine and space for a free-standing fridge-freezer. There is a central heating radiator, a useful storage cupboard, space for a dining table and chairs, a front facing double glazed window and rear facing patio doors leading out to the rear garden.

### **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit, a central heating radiator and a front facing obscure double glazed window.

### **First Floor Landing**

With a double glazed window, a loft hatch and a central heating radiator.

### **Master Bedroom**

14' 6" x 11' 11" max ( 4.42m x 3.63m 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 and a shower cubicle with shower. There is a central heating radiator and a front facing obscure double glazed window.

### **Bedroom Two**

11' 1" x 11' 2" ( 3.38m x 3.40m )

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard housing the bulk head for the stairs.

### **Bedroom Three**

7' 10" x 7' 1" max ( 2.39m x 2.16m max )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment. There is a rear facing obscure double glazed window, partial tiling to the walls and a central heating radiator.

### **Outside**

To the front of the property there is an open plan lawned garden with shrubs and pathway to the front entrance. To the side of the property there is a driveway and car port providing sheltered off road parking with a gate to the rear garden. To the rear of the property there is an enclosed lawned garden with paved patio, raised planters and a garden shed.



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## Sunflower Gardens, Bessacarr Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- OFF ROAD PARKING WITH CAR PORT
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN DINER
- DUAL ASPECT LOUNGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £199,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125700 - 0002

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