



**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.



***view this property online*** [williamhbrown.co.uk/Property/DCR125700](http://williamhbrown.co.uk/Property/DCR125700)



welcome to

## Sunflower Gardens, Bessacarr Doncaster

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

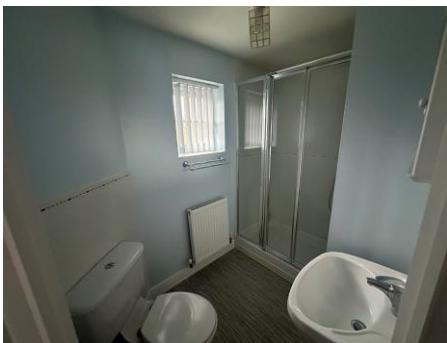
Tenure: Leasehold EPC Rating: C

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**



view this property online [williamhbrown.co.uk/Property/DCR125700](http://williamhbrown.co.uk/Property/DCR125700)



Property Ref:  
DCR125700 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](http://williamhbrown.co.uk)