



## 44 Harcourt Close

Bessacarr, Doncaster, DN4 7RN

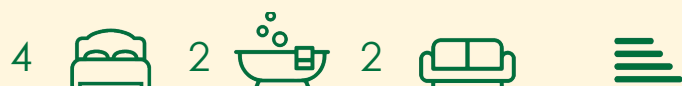
### Offers In The Region Of £415,000

An extremely good size 4 bedroom detached property boasting a sizeable extension which offers a versatile layout. Lying on this popular development within walking distance of reputable schools, a local parade of shops and bus routes. The accommodation comprises; hall, dining/play room, kitchen/breakfast room with French doors to rear, separate utility, WC and formal lounge. To the first floor there is a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom. Outside there is a driveway with parking for 3 cars, single garage, rear garden with privacy to the boundaries.

- Superb 4 Bedroom family home
- Extended to create a large principal bedroom
- Spacious ensuite bathroom with separate shower
- 3 reception rooms
- utility and WC
- Kitchen/breakfast room with French doors to patio
- Parade of shops nearby
- 2 reputable primary schools within walking distance
- Bus routes locally
- Freehold, council tax band C

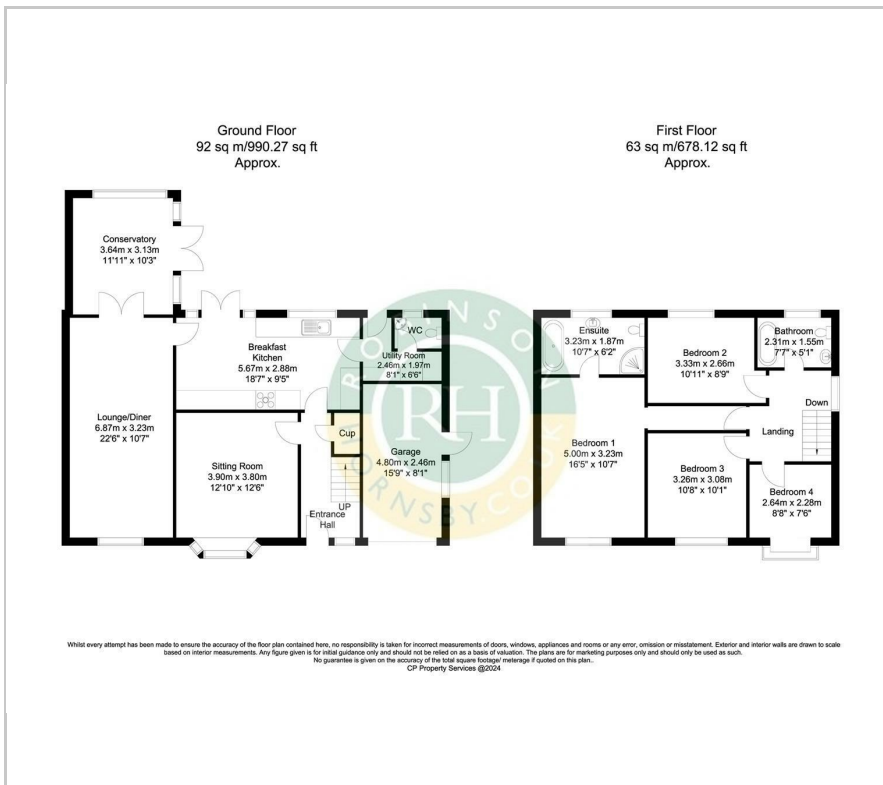
#### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

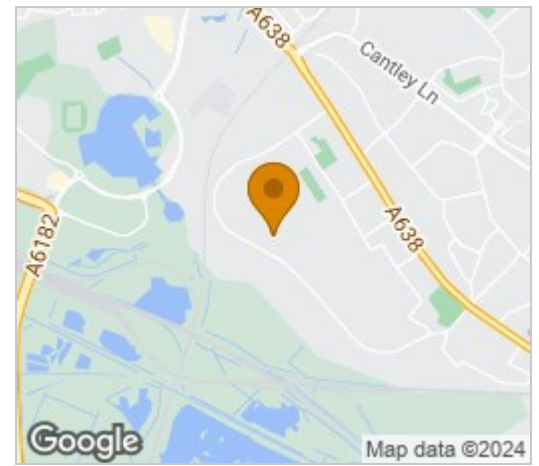




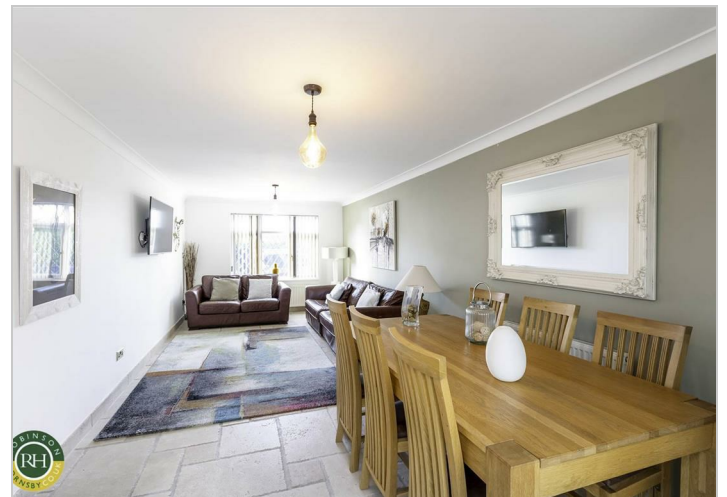
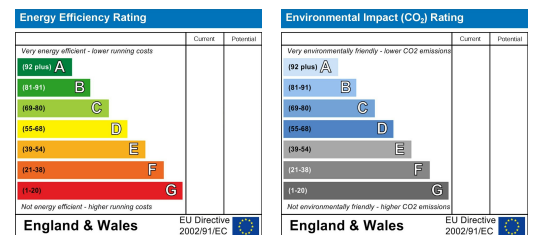
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.