



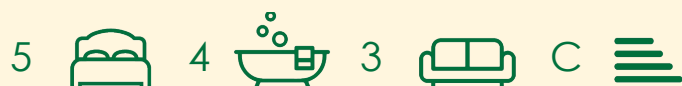
26 Partridge Flatt Road Bessacarr, Doncaster, DN4 6SD Offers In The Region Of £750,000

A rare opportunity to purchase a superb 4/5 bedroom family home occupying a third of an acre plot on a prime residential road within Bessacarr. Lying within easy reach of 3 reputable primary schools, local convenience stores, bus routes, motorway networks and pleasant recreational walks in the nearby Bluebell woods. The accommodation is approached via twin electric gates featuring a perimeter alarm system along with CCTV. The accommodation to the ground floor boasts a sizeable lounge, open plan kitchen/breakfast room with underfloor heating and conservatory with air conditioning leading off. Fully equipped cinema room/bedroom, adjacent shower room, separate dining room, utility and a second ground floor bedroom with ensuite. Two useful store rooms and a WC accessed from both inside and rear garden. Spacious first floor landing, principal bedroom with air conditioning, adjoining study and separate dressing room as well as spacious ensuite, useful office space, further 2 double bedrooms both with fitted furniture and a sizeable family bathroom. Outside there is a sweeping in and out driveway, irrigation system serving the borders and garden, fountain to side terrace overlooked by the kitchen, generous laid to lawn garden with a high degree of privacy from hedging, timber summerhouse with electric and water connected.

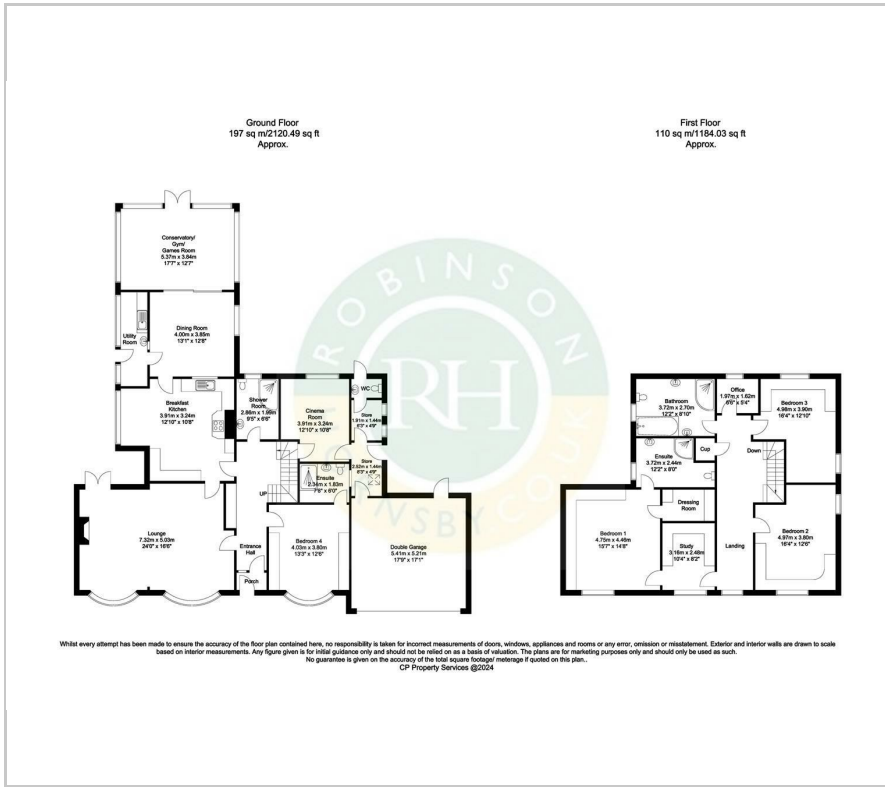
- Substantial 4/5 bedroom family house in sizeable plot with southerly facing garden
- Electric gates with perimeter alarms system and CCTV
- Ground floor bedroom with ensuite
- Kitchen/breakfast room with underfloor heating
- Fitted furniture to bedrooms
- Fully equipped cinema room or versatile ground floor bedroom
- Insulated and boarded loft, useful study as well as office
- Irrigation system, water and power to summerhouse
- Reputable schools, shops, bus routes and motorway networks closeby
- Freehold, council tax band E

Viewing

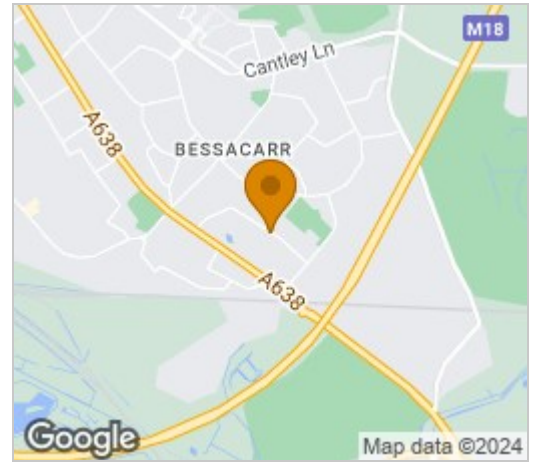
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



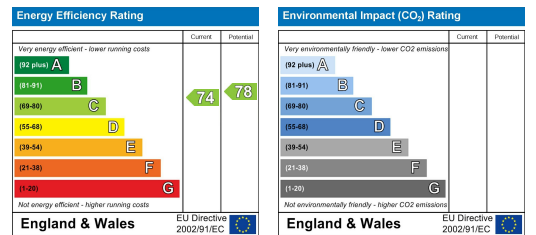
Floor Plan



Area Map



Energy Efficiency Graph



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