



## 7 Pool Drive

Bessacarr, Doncaster, DN4 6UX

### Offers In The Region Of £475,000

An extremely well presented executive 4 bedroom detached occupying a superb plot within a cul-de-sac setting. Lying within easy reach of recreational walks in nearby woods, proximity to to The Yorkshire Wildlife Park as well as M18 motorway links. The beautiful accommodation comprises: elegant hall with feature arch, cloaks/wc, study, dual aspect lounge, formal dining room, luxurious modern kitchen with a host of amenities which leads to a separate breakfast room, solid roof sun room enjoying the gardens. To the first floor there is amaster bedroom with an array of fitted wardrobes, ensuite shower room, three further double rooms and a delightful family bathroom with separate shower. Outside there is a driveway, gardens and access to a manicured rear garden with patio and laid to lawn with flower borders stocked with plants and shrubs.

- Beautiful 4 bedroom executive detached
- Solid roof garden room
- Delightful gardens
- Luxurious family bathroom
- Formal lounge and dining room
- Modern kitchen with appliances
- Ensuite shower room
- Study and separate breakfast room
- Double driveway and double garage
- Freehold, council tax band F

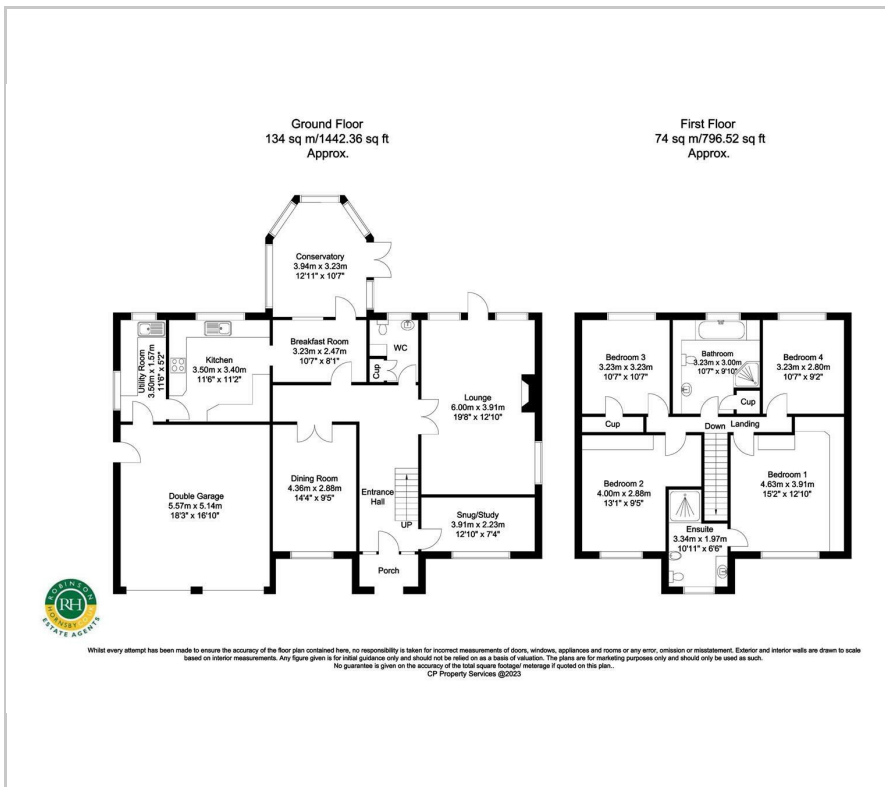
### Viewing

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

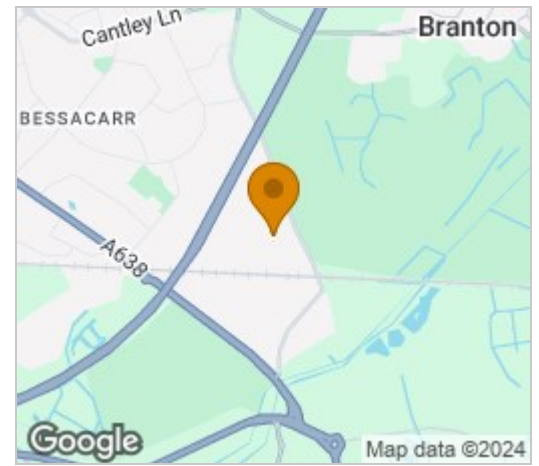




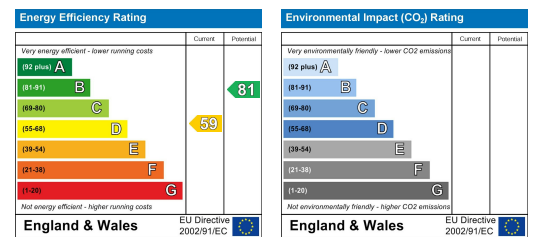
# Floor Plan



# Area Map



# Energy Efficiency Graph



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