



## 1 St. Erics Road Bessacarr, Doncaster, DN4 6NF Asking Price £650,000

A rare opportunity to purchase a stunning bungalow located on a prestigious road within the popular suburb of Bessacarr. Brought to the market with no chain, this well appointed property offers a versatile layout coupled with manicured gardens. The accommodation boasts: 3 fabulous reception rooms, one main lounge with an abundance of light and central fireplace, a day time sitting room overlooking the gardens and a dining area with garden area leading off. A modern kitchen/breakfast room with a range of units and seating area, entrance hall with useful WC/utility. A generous main bedroom with bay window and fitted wardrobes along with a further double bedroom benefitting from an ensuite, luxurious 4 piece main bathroom. From the kitchen there is a pull down loft ladder which gives access to a very useful loft area along (currently used as additional bedroom space with velux windows), further potential living space into the eaves. Outside there is a generous detached double garage with two separate areas aswell as a store room. The landscaped gardens are delightful with thoughtfully stocked borders and large terrace ideal for garden furniture.

- Situated within a cul-de-sac part of this prestigious road
- Landscaped gardens and large terrace offering a relaxing place to sit
- Detached double garage woth store
- Deceptively spacious accommodation
- Modern kitchen/breakfast room with appliances
- Separate utility/WC
- Sittig room to rear elevation
- Light and airy formal lounge, separate dining area
- Two double bedrooms, one with ensuite
- Useful first floor usable space with velux windows accessed via pull down ladder

## Viewing

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



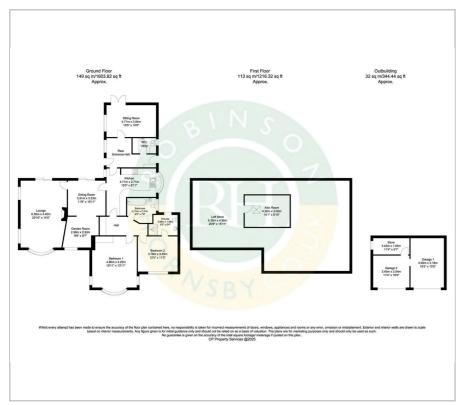






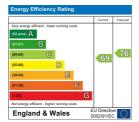


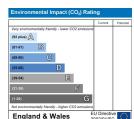
## Floor Plan Area Map





## **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 firms employment has the authority to make or give any representation or warranty in respect of the property.