



## 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.

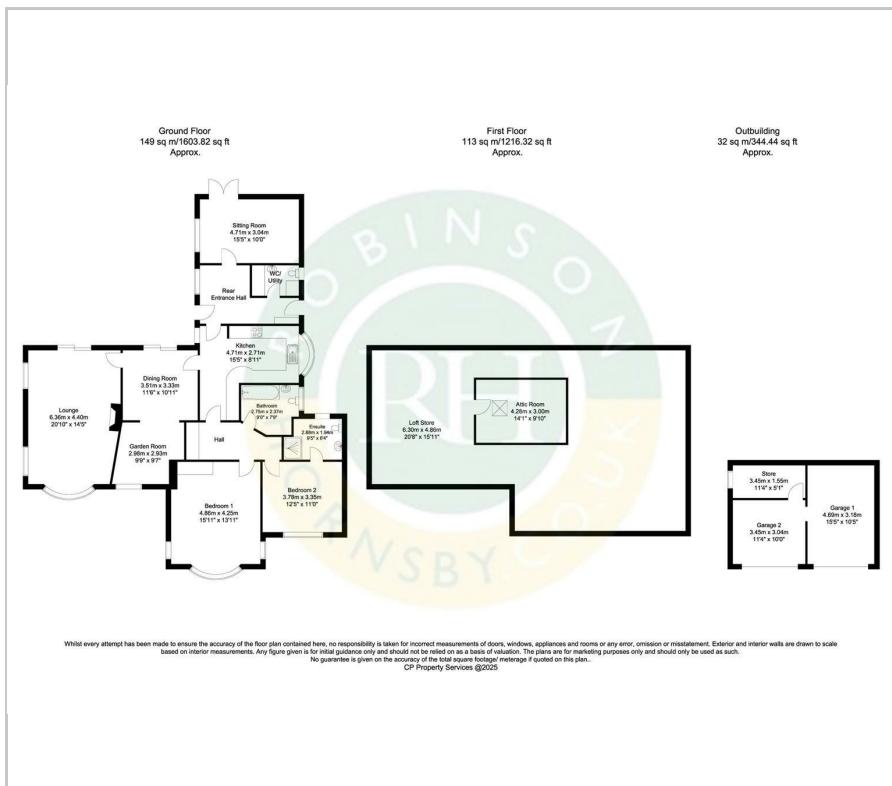
- Situated within a cul-de-sac part of this prestigious road
- Landscaped gardens and large terrace offering a relaxing place to sit
- Detached double garage woth store
- Deceptively spacious accommodation
- Modern kitchen/breakfast room with appliances
- Separate utility/WC
- Sittig room to rear elevation
- 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.



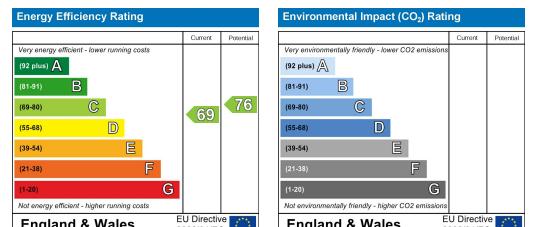
## Floor Plan



## Area Map



## Energy Efficiency Graph



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