



## 2a Ellers Crescent Bessacarr, Doncaster, DN4 7DP Offers Over £450,000

Situated in the desirable area of Ellers Crescent, Bessacarr, this exceptionally well-presented detached family home offers a perfect blend of comfort and style. Boasting four spacious bedrooms and three modern bathrooms, this property is ideal for families seeking both space and convenience.

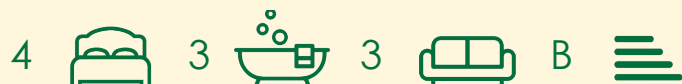
As you approach the property there is an in-and-out driveway, providing ample parking and easy access. The large detached garage adds further practicality, making it perfect for those with multiple vehicles or hobbies requiring extra storage.

The heart of the home is the open-plan family kitchen/living area, designed for both relaxation and entertaining. This space flows seamlessly into a separate utility room and WC., enhancing functionality and keeping the living areas tidy. A further formal lounge and play room/home office are situated to the front elevation. An attractive galleried landing, master bedroom and bedroom 2 feature ensuite facilities. Situated within walking distance of two reputable schools, this property is perfectly positioned for families with children. The surrounding area is known for its community spirit and accessibility to local amenities, making it a sought-after location for those looking to settle in Doncaster.

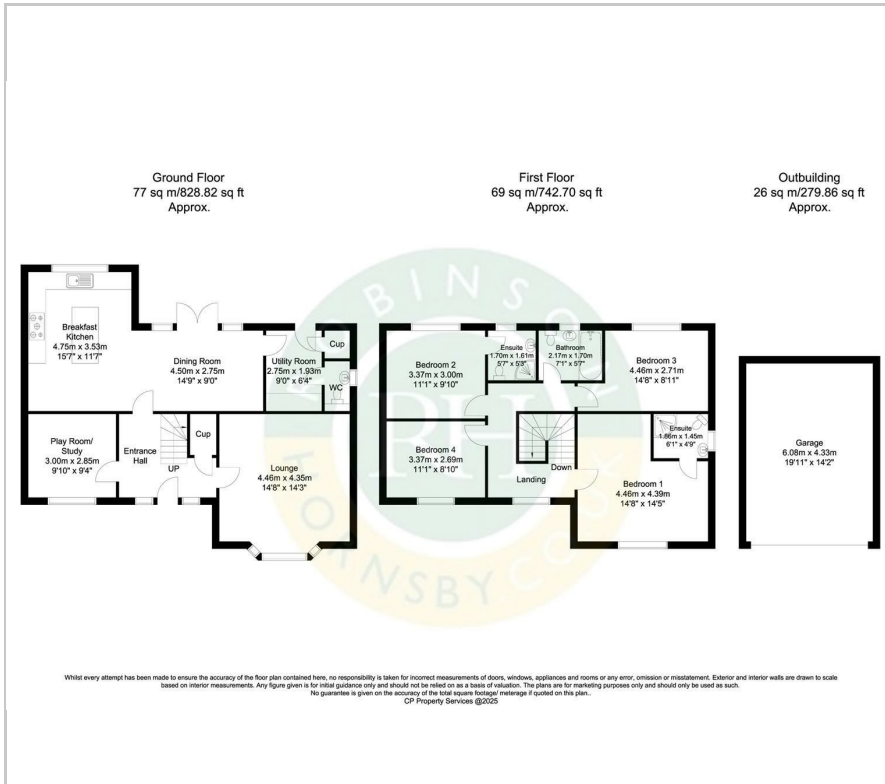
- Exceptionally well presented 4 bedroom family home
- Lying within walking distance of reputable schools
- In and out driveway with detached, sizeable garage
- Formal lounge and separate play room/home office
- Inviting open plan living kitchen with appliances
- Separate utility and ground floor WC
- Two ensuite bedrooms
- Galleried landing and welcoming hallway
- Rear garden with newly laid decking
- Sought after area with amenities on hand

### Viewing

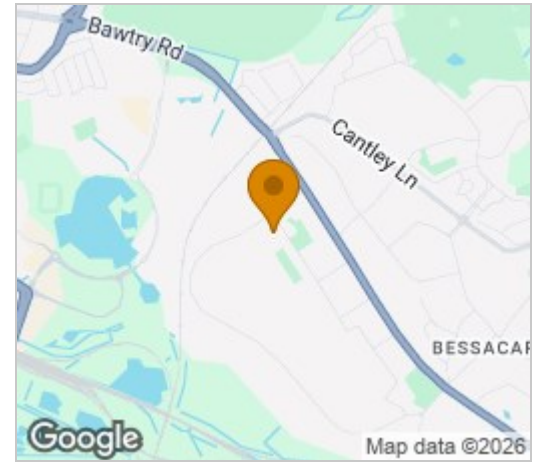
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



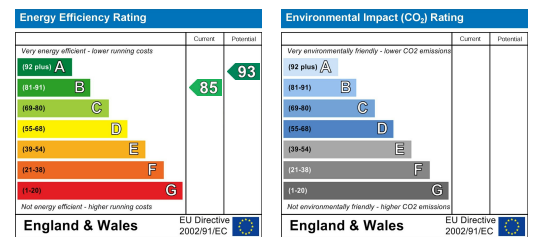
# Floor Plan



# Area Map



# Energy Efficiency Graph



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