









## welcome to

# **Bella Wood View, Barnburgh Doncaster**

BELLA = BEAUTIFUL! This stunning, spacious, & beautifully presented home is truly the perfect family retreat. With its combination of luxury, practicality, idyllic surroundings & picturesque views - a viewing is essential to fully appreciate all that this remarkable property offers!



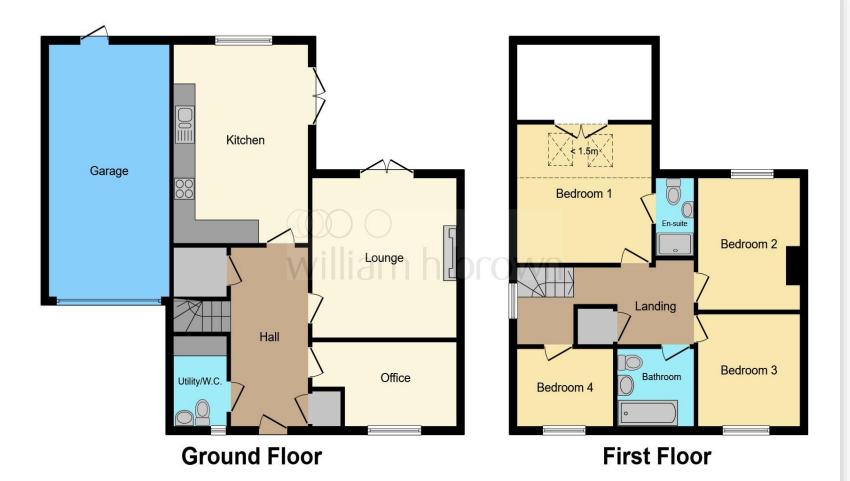












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Ground Floor:**

## **Entrance Hallway**

# **Downstairs W.C/Utility Room**

#### Lounge

14' 2" x 13' 2" ( 4.32m x 4.01m )

#### Office

7' 2" x 13' 2" into door ( 2.18m x 4.01m into door )

## Kitchen/Diner

12' 3" x 16' 9" into door ( 3.73m x 5.11m into door )

#### 1st Floor:

## **First Floor Landing**

#### **Bedroom One**

12' 4" x 12' 2" ( 3.76m x 3.71m )

#### **En-Suite**

### **Bedroom Two**

9' 6" x 11' 4" ( 2.90m x 3.45m )

#### **Bedroom Three**

9' 6" x 10' (2.90m x 3.05m)

#### **Bedroom Four**

6' 10" x 9' 6" ( 2.08m x 2.90m )

#### **Bathroom**

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# **Bella Wood View, Barnburgh Doncaster**

- Spacious & elegant four bedroom detached perfect family home
- Extremely desirable, semi rural village location
- Beautifully presented tasteful décor & quality finishes throughout
- Versatile office room
- Downstairs W.C / utility, en-suite to bedroom 1 & family bathroom

Tenure: Freehold EPC Rating: C

guide price

£450,000 - £460,000







Barnburgh Ln

Windsor Dr

Doncaster Rd

For Map data ©2024

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/MXB115847



Property Ref: MXB115847 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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