



**Bar Road North, Beckingham DONCASTER DN10 4NN**



**welcome to**

**Bar Road North, Beckingham DONCASTER**

Extensive four double bedroom detached family home. Generously appointed accommodation throughout including lounge, dining room and dining kitchen. Four bedrooms with two en suites and a family bathroom. Wrap around lawned gardens, sweeping driveway including turning circle with double garage.



### **Entrance Hall**

Double cloak cupboard, central heating radiator and laminate flooring.

### **Cloakroom**

Fitted with wc, wash hand basin, tiled flooring, central heating radiator and double glazed window.

### **Lounge**

21' 10" x 14' 4" ( 6.65m x 4.37m )

Feature fire surround with multi fuel stove, coving to the ceiling, two central heating radiators, side facing double glazed window and double glazed bow window.

### **Dining Room**

15' 11" x 18' ( 4.85m x 5.49m )

Light and airy room with neutral decor, two central heating radiators and triple aspect three double glazed windows.

### **Dining Kitchen**

17' 2" x 11' 9" max ( 5.23m x 3.58m max )

Fitted with a range of cream wall and base units, complimentary work surfaces, splash back tiling and 1 1/2 ceramic sink and drainer unit. Integrated appliances including electric hob, electric oven and extractor hood. Space for fridge freezer and dish washer. Central heating radiator, tiled flooring, airing cupboard and two double glazed windows.

### **Utility Room**

8' 7" x 11' 9" ( 2.62m x 3.58m )

Fitted with wall and base units, work surfaces and stainless steel sink and drainer. Space for freezer and washing machine. Tiled flooring, central heating radiator, two double glazed windows and double glazed door.

### **Landing**

Staircase leading to the part galleried landing with central heating radiator. Loft access which is fully boarded and houses the dish and box for the wifi and aerial for TV.

### **Bedroom Two**

15' 11" x 9' 4" ( 4.85m x 2.84m )

Built in wardrobes, coving to the ceiling, central heating radiator and double glazed window.

### **En Suite**

8' 11" x 8' 8" ( 2.72m x 2.64m )

Fitted with wc, wash hand basin and shower cubicle. Neutral decor, central heating radiator and double glazed window.

### **Bedroom Three**

13' 11" x 12' 3" ( 4.24m x 3.73m )

Neutral decor with built in wardrobes to one wall, central heating radiator and double glazed window.

### **Bedroom One**

18' 1" x 12' 2" ( 5.51m x 3.71m )

Lovely light room with walk in wardrobes, two central heating radiators and two double glazed windows.

### **En Suite**

Fitted with wc, wash hand basin and shower cubicle, Complementary flooring and central heating radiator.

### **Bedroom Four**

12' 3" x 8' 11" ( 3.73m x 2.72m )

Currently being used as a study. Further double bedroom with coving to the ceiling, central heating radiator and double glazed window.

### **Bathroom**

8' 5" x 6' 1" ( 2.57m x 1.85m )

Fitted with wc, wash hand basin, p shaped bathtub and shower cubicle. Complementary flooring, central heating radiator and double glazed window.

### **Exterior**

Wrap around lawned garden area with plants and shrubs and raised vegetable borders. Mainly enclosed by fencing and gated. Additional parking for caravan or mobile home with central well.

### **Driveway**

Wrap around tarmac drive with turning circle.

### **Summer House**

Timber summer house with double doors.

### **Garage**

24' 3" x 18' 1" ( 7.39m x 5.51m )

Double garage with power, light, side courtesy door and electric up and over door.

### **Shed**

Attached to garage.

### **Green House**



**view this property online** [williamhbrown.co.uk/Property/RFD108836](http://williamhbrown.co.uk/Property/RFD108836)



welcome to

## Bar Road North, Beckingham DONCASTER

- Extensive four double bedroom detached family property
- Generously appointed internal accommodation
- Family bathroom and two en suites
- Wrap around lawned gardens
- Sweeping tarmac driveway with turning circle

Tenure: Freehold EPC Rating: C

# £410,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD108836](https://www.williamhbrown.co.uk/Property/RFD108836)



Property Ref:  
RFD108836 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**