



Bar Road North, Beckingham Doncaster DN10 4NN

william
h brown

welcome to

Bar Road North, Beckingham Doncaster

Extensive four double bedroom detached family home with en suite to master bedroom and family bathroom. Generously appointed accommodation throughout including living room, dining room, kitchen, study and conservatory with block paved driveway and double garage. Superb local schools.



Entrance Hall

Stairs to the first floor with storage under, spotlights, decorative coving to the ceiling and central heating radiator.

Cloakroom

Fitted with wc, wash hand basin with vanity unit. Tiled walls and floors, central heating radiator and double glazed window.

Study

13' 10" x 9' 3" (4.22m x 2.82m)

Decorative coving with ceiling rose and double glazed window.

Living Room

13' 9" x 20' 9" (4.19m x 6.32m)

Feature open fire, decorative coving, wall lights, two central heating radiators and double glazed window.

Dining Room

16' 5" into recess x 11' (5.00m into recess x 3.35m)

Decorative coving, central heating radiator and double glazed window.

Breakfast Kitchen

12' 10" x 11' (3.91m x 3.35m)

Fitted with wall and base units, complementary work surfaces, 1 1/2 bowl sink and drainer unit and splash back tiling. Gas hob, electric oven, dish washer and fridge and fitted table. Coving to the ceiling, tiled flooring, spotlights, central heating radiator and double glazed window.

Utility Room

10' 6" x 6' (3.20m x 1.83m)

Fitted with wall and base units, complementary work surfaces and stainless steel sink. Plumbing for washing machine, space for dryer and fitted freezer. Tiled flooring, central heating radiator, double glazed window and double glazed door.

Conservatory

10' 3" x 11' 1" (3.12m x 3.38m)

Tiled flooring, ceiling fan, double glazed windows

and double glazed patio doors.

Master Bedroom

13' 9" into recess x 20' 9" (4.19m into recess x 6.32m)

Fitted wardrobes, spotlights, two central heating radiators and two double glazed windows.

En Suite

Fitted with wc, his and hers wash hand basin with vanity unit and shower cubicle. Decorative coving, spotlights and double glazed window.

Bedroom Two

12' 10" including wardrobes x 11' 1" (3.91m including wardrobes x 3.38m)

Fitted wardrobes, loft access, central heating radiator and double glazed window.

Bedroom Three

9' 8" x 12' 10" (2.95m x 3.91m)

Central heating radiator and double glazed window.

Bedroom Four

6' 2" x 10' 5" (1.88m x 3.17m)

Fitted desk and a range of cupboards, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Tiled walls and floors, fitted cupboards, central heating radiator and double glazed window.

Driveway

Block paved driveway to the front of the garage.

Double Garage

Two wooden double doors.

Front Garden

Lawned garden with a block paved pathway leading to the front of the property.

Rear Garden

Gravelled area with shrub borders, tool shed and

double gates to the side.

Parking

Additional parking through gates with block paved driveway large enough for a caravan.



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welcome to

Bar Road North, Beckingham Doncaster

- Extensive four double bedroom detached family property
- Living room, dining room, breakfast kitchen, utility room, study and conservatory
- En suite to master bedroom plus family bathroom and downstairs cloakroom
- Generously appointed accommodation throughout
- Block paved driveway and double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over



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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.



Property Ref:
RFD109985 - 0005



Please note the marker reflects the postcode not the actual property

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