



**45 ELLERS AVENUE  
BESSACARR DN4 7DY**

A very attractive Detached House of great character and offering flexible three/four bed roomed accommodation along with a substantial corner plot. The property has rendered external walls beneath a natural thatched roof and is presented to a very high standard.

**Ground Floor Accommodation including Lounge, Open Kitchen and Dining Area and Family Room; Cloakroom (w.c.), Utility Room, Separate Lounge and Fourth Bedroom/Study.**

**Gas Fired Central Heating and PVCu double glazing.**

**Extensive corner plot with return frontage to Oaklands Gardens and having (subject to planning permission) some alternative development potential.**

**Generous Car Parking space to the front of the house plus a substantial modern timber Car Port to the side of the house.**

**The former Detached brick built Garage, with its own vehicular access off Oaklands Gardens, currently comprises a very useful Home Office plus additional garden storage space.**

**Pleasant location within one of Doncaster's most well regarded residential areas.**

**Very convenient for the usual range of facilities and access to the motorway network.**

#### **ACCOMMODATION**

**All measurements are approx. only  
Ground floor**

**HALL** with two radiators, cornice, understairs storage cupboard and built-in meter cupboard.

**CLOAKROOM** with w.c., and wash basin. 1 radiator, extractor unit to ceiling.

**FOURTH BEDROOM/STUDY** (about 3.7m x 3.4m) with 1 radiator, range of fitted wardrobes and twin aspect.

**LOUNGE** (about 5.6m x 3.85m) with double aspect, PVCu double glazed French doors, inset log effect gas fire and fireplace surround. 2 radiators, picture rail and patterned ceiling finish.

**LARGE OPEN KITCHEN, DINING AREA AND FAMILY ROOM** (about 10.5m x 3.3m overall) and comprising:

**KITCHEN SECTION** with large range of base cupboard and drawer units, working surfaces, twin bowl sink unit and wall cupboards. Built-in dish washer, 5 ring gas hob and extractor unit. Neff double oven. Gas central heating boiler. Laminate type floor to Kitchen and Dining Area section.

**DINING AREA AND FAMILY ROOM** with 2 radiators, cornice, PVCu double glazed French doors to the rear garden.

**UTILITY ROOM** (about 2.37m x 1.9m) having base cupboard units, single drainer sink unit and wall mounted cupboards. Plumbing for automatic washer and dryer. 1 radiator.

#### **First floor**

**LANDING** with access hatch to loft.

**MAIN BEDROOM** (about 4.45m x 3.46m) with full width range of fitted wardrobes, 1 radiator, T.V. point and open vaulted ceiling feature.

Walk-in wardrobe and access to eaves storage space.

**BEDROOM TWO** (about 3.3m x 2.8m) and **DRESSING AREA** (about 3.4m x 2.6m) with 2 radiators, cupboard with hot water tank, Velux window.

**BEDROOM THREE** (about 3.7m x 2.84m) with 1 double radiator.

**BATHROOM** (about 3.9m x 2.2m) comprising bath with shower fitting, vanity wash basin, double sized shower cubicle and shower. Fully tiled walls, Velux window. Vinyl floor covering and extractor unit to ceiling.

**THE SITE** A particular feature of this property is the large corner plot, which has frontage to both Ellers Avenue and Oaklands Gardens.

The full width of the plot is approximately 17 metres and the total depth approximately 48metres.

Bearing in mind the size of the rear garden, with its own frontage to Oaklands Gardens, there is considered to be some alternative development potential (subject to planning).

Front garden including privet hedging to Ellers Avenue and with a large paved driveway which offers a considerable area of car parking. There is also a lawned area.

Directly to the side of the house there is a substantial modern timber Car Port (approx. 6m x 3m).

A particular feature of the property is the large rear garden which, to Oaklands Gardens, is enclosed by Beech hedging.

The garden includes lawns, paved seating areas and a good selection of shrubs and bushes etc.

Sunken Trampoline.

Towards the rear boundary there is a detached brick built Garage building which is currently apportioned into a Storeroom (about 2.7m x 2.8m) and a very useful Home Office (about 2.7m x 2.8m) with its own Wi-fi connection and an electric heater.

Separate vehicular access to this is available via a second driveway (with double entrance gates) which leads from Oaklands Gardens.

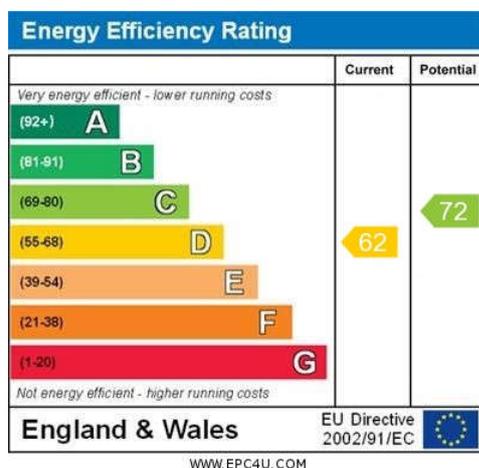
External lighting and power.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

**VIEWING** Strictly by appointment through Grice and Hunter.

**COUNCIL TAX** Band E.

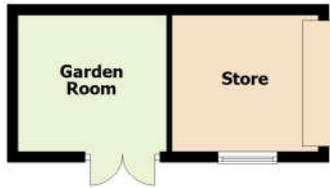
**TENURE:** Assumed to be Freehold.





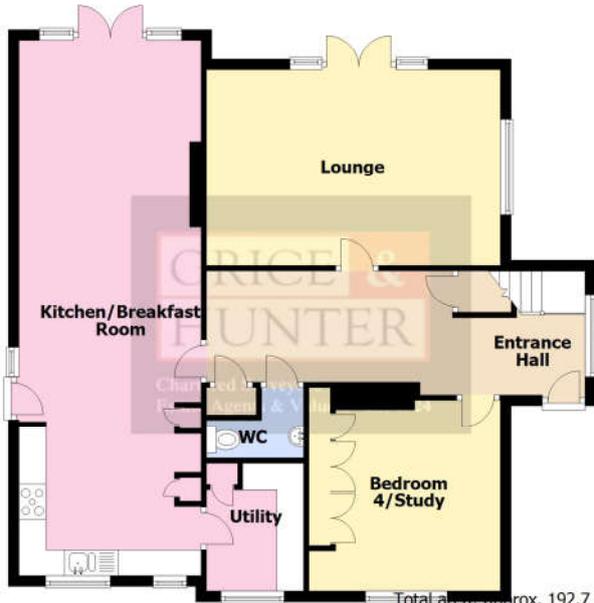
### Outbuilding

Approx. 14.5 sq. metres (155.9 sq. feet)



### Ground Floor

Approx. 93.2 sq. metres (1003.5 sq. feet)



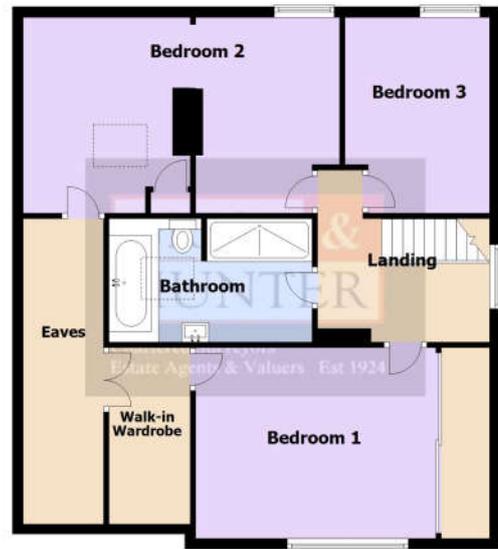
Total area approx. 192.7 sq. metres (2073.7 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans, Ltd  
Plan produced using PlanUp.

**45 Ellers Avenue**

### First Floor

Approx. 84.9 sq. metres (914.3 sq. feet)



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