



**Bawtry Road, Bessacarr Doncaster**



**welcome to**

**Bawtry Road, Bessacarr Doncaster**

Set within an exclusive gated complex of just three bespoke homes, this stylish four bedroom detached property offers generous accommodation across three floors. Ideal for a growing family, it features front and rear gardens with off-road parking for up to five cars



### **Entrance Hall**

With a side facing door with double glazed side panels, quality oak effect flooring, a central heating radiator, stairs which rise to the first floor landing, a useful cloak cupboard and access to the downstairs cloakroom.

### **Downstairs Cloakroom**

Fitted with a low flush WC and a wash hand basin. There is wood panelling to dado height, a central heating radiator and quality oak effect flooring which extends from the hallway.

### **Lounge**

19' 3" to bay x 17' 8" to recess ( 5.87m to bay x 5.38m to recess )

A fabulous with a front facing double glazed bay window, front and side facing double glazed windows. There is coastal driftwood flooring and a natural stone fireplace housing the log burner as the focal point of the room.

### **Living Dining Kitchen**

25' x 13' 11" ( 7.62m x 4.24m )

The hub of the home and a fantastic space for entertaining. Fitted with a range of wall and base units with coordinating work surfaces housing the inset poacher sink with kettle boiling and filter tap. The kitchen has a professional style dual fuel cooker with canopy extractor above, an integrated fridge and a centre dining island with feature pendant lighting above and an integrated dishwasher beneath. There is a rear facing double glazed window, a central heating radiator, oak flooring, area for a dining table and chairs, spotlights to the ceiling, access to the utility room and open plan access through to the garden room.

### **Garden Room**

14' 10" x 5' 6" ( 4.52m x 1.68m )

With rear and side facing double glazed full length windows, a sky lantern roof, continued oak flooring which extends from the kitchen area and rear facing French doors leading out to the rear garden.

### **Utility Room**

7' x 4' ( 2.13m x 1.22m )

Fitted with work surfaces. There is a wall mounted gas central heating boiler, space for a fridge-freezer and plumbing for a washing machine.

### **First Floor Landing**

With a side facing double glazed window and a central heating radiator.

### **Principal Bedroom**

12' 6" x 13' 11" max ( 3.81m x 4.24m max )

With a front facing double glazed window, a central heating radiator and access to the dressing room and en-suite.

### **Dressing Room**

9' 7" x 4' 10" ( 2.92m x 1.47m )

Fully fitted with shelving and hanging space.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a double shower cubicle with shower. There is a chrome heated towel rail, tiling to the walls and floor, an extractor fan and downlights to the ceiling.

### **Bedroom Two**

18' 3" to recess x 13' 1" max ( 5.56m to recess x 3.99m max )

With a rear facing double glazed windows, a central heating radiator and access to the dressing room.

### **Dressing Room**

4' 11" x 9' 11" ( 1.50m x 3.02m )

### **Family Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap and a double ended bath with mixer tap and shower attachment. There is a rear facing obscure double glazed window, wood panelling to dado height, a central heating radiator and modern flooring.

### **Second Floor Landing**

From the first floor landing stairs rise to the second floor landing where there is a side facing skylight window and a central heating radiator.

### **Bedroom Three**

13' 4" x 11' 4" ( 4.06m x 3.45m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Bathroom**

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer taps and a panelled bath with mixer taps. There is splashback tiling, a chrome heated towel rail, tiled flooring and a side facing obscure double glazed window.

### **Bedroom Four**

13' 2" x 11' 3" ( 4.01m x 3.43m )

With a front facing double glazed window, a side facing skylight window and a central heating radiator.

### **Home Office**

8' x 6' 1" ( 2.44m x 1.85m )

With a side facing skylight window, a central heating radiator and access to the loft. A versatile room which could also be used as a play room or study.

### **Outside**

Situated behind secure intercom/fob electric gates on a complex of only three individually designed homes. To the front of the property there is ample off road parking for up to five cars with a lawned garden with mature shrubs and trees. To the rear of the property there is an enclosed artificial lawned garden with paved patio area, raised borders, an outside tap, purpose built stove and a wood shed.

### **Agent's Note**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.



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## Bawtry Road, Bessacarr Doncaster

- PRESTIGIOUS LOCATION CLOSE TO EXCELLENT TRANSPORT LINKS
- SITUATED ON A SECURE ELECTRIC GATED COMPLEX OF ONLY THREE HOMES
- ACCOMMODATION OVER THREE FLOORS
- MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE
- SPACIOUS LOUNGE WITH LOG BURNER

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in the region of

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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