

horton knights of doncaster

sales
lettings
and service

Sunflower Gardens, Bessacarr, Doncaster, DN4 7DR
Asking Price £210,000

3 BEDROOM SEMI DETACHED FAMILY HOME / HIGHLY SOUGHT AFTER RESIDENTIAL AREA / LARGE ATTACHED CARPORT & ADDITIONAL PARKING / SPACIOUS OPEN PLAN DINING KITCHEN / LOUNGE WITH DOUBLE DOORS INTO THE PRETTY REAR GARDEN / EN-SUITE & HOUSE BATHROOM / VIEWING RECOMMENDED //

This good sized 3 bedroom family house sits in a very desirable residential area on this modern and popular development. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with a ground floor wc off, spacious lounge and a large open plan dining kitchen both with double doors onto the rear garden. First floor landing, 3 good sized bedrooms, the main bedroom has an en-suite shower room plus there is a separate house bathroom. Outside there is ample parking, which includes a large side carport. Corner front gardens and an enclosed pretty rear garden. The property offers good access to local schools, amenities including Lakeside retail and leisure and the City Centre, plus good transport links via the motorway network.

ENTRANCE HALL
9'9" x 9'8" (2.98m x 2.95m)

OPEN PLAN DINING KITCHEN
15'5" x 9'6" (4.70 x 2.90m)

SPACIOUS LOUNGE
15'8" x 10'11" (4.79m x 3.35m)

DOWNSTAIRS W/C

FIRST FLOOR LANDING

MASTER BEDROOM
14'6" x 12'0" (4.43m x 3.66m)

EN-SUITE
8'8" x 4'9" (2.65m x 1.47m)

BEDROOM 2
11'1" x 10'11" (3.39m x 3.35m)

BEDROOM 3
7'9" x 6'11" (2.38m x 2.12m)

HOUSE BATHROOM
11'11" x 8'6" (3.65 x 2.60)

OUTSIDE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where

stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

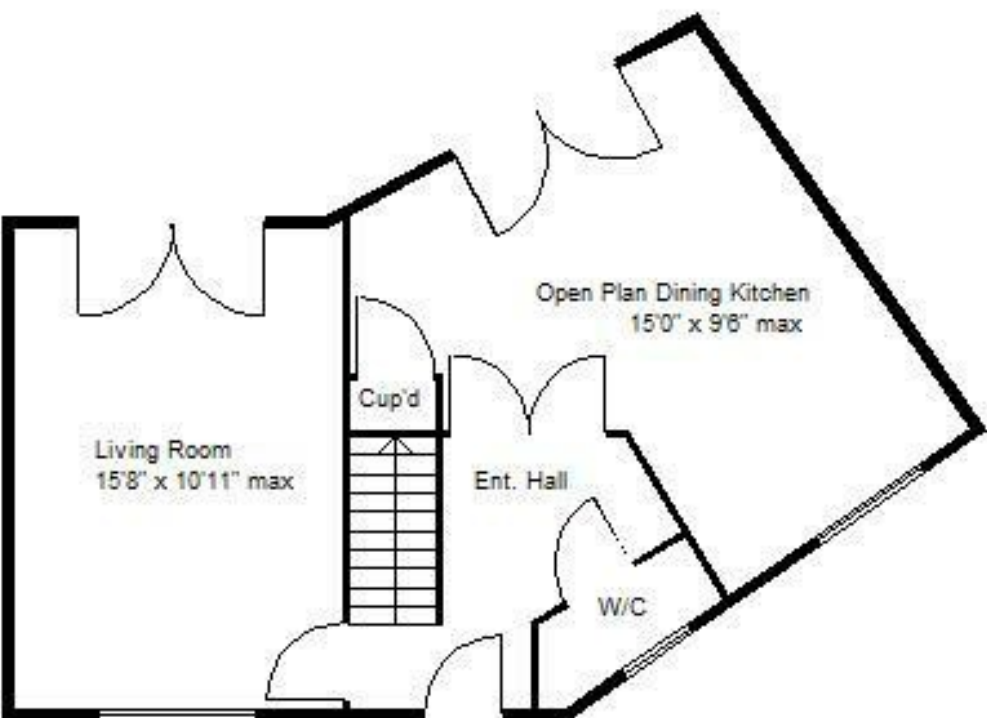
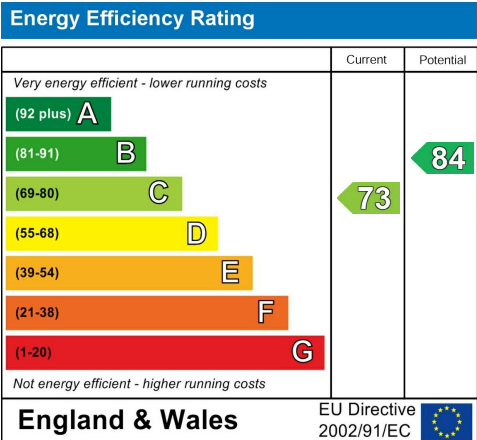
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take

specific advice from their professional advisors.

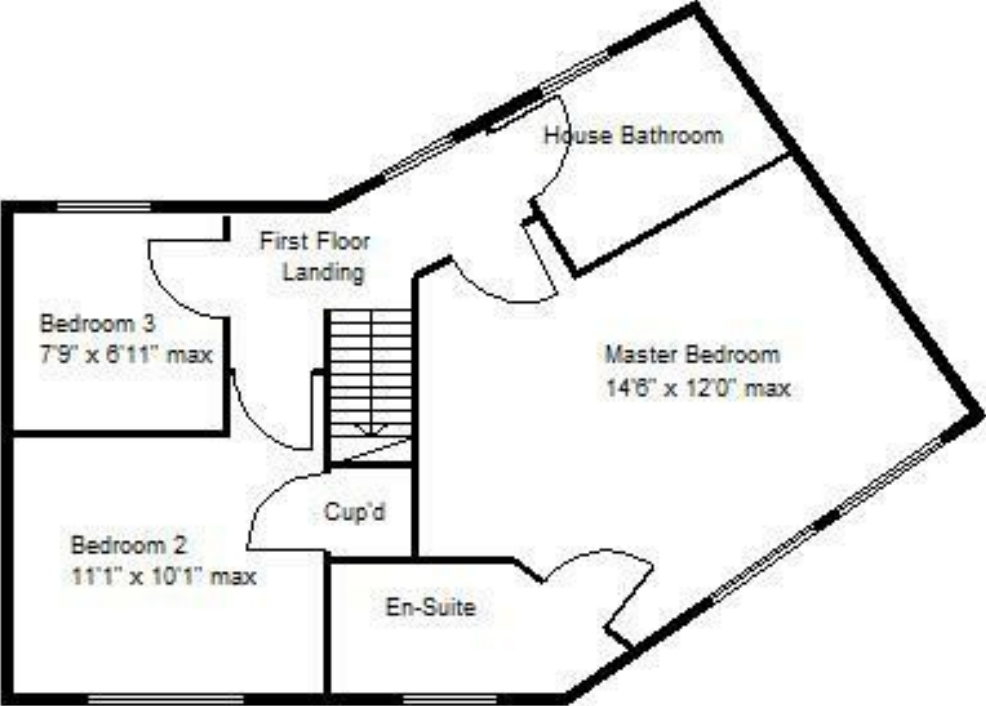
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor