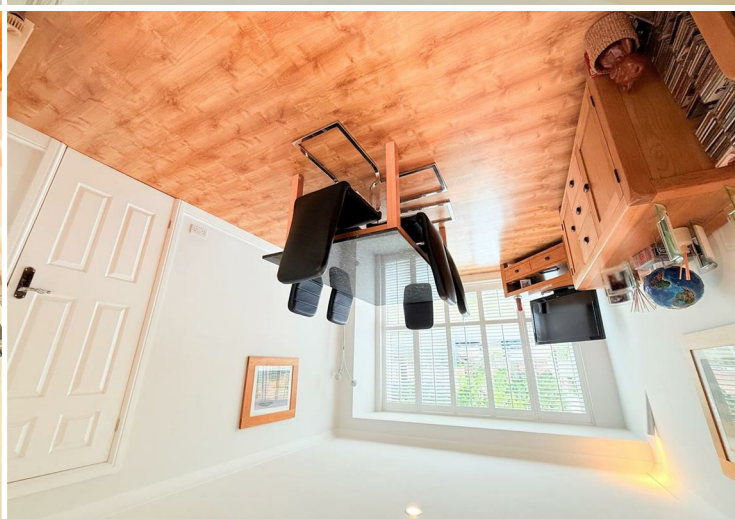
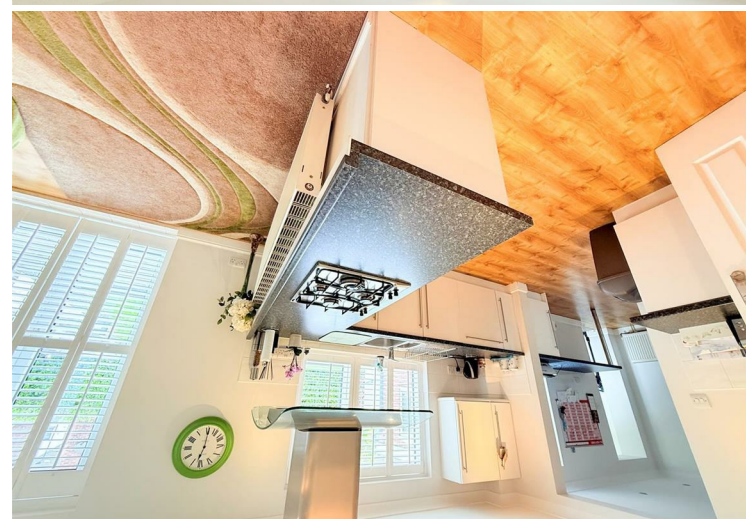
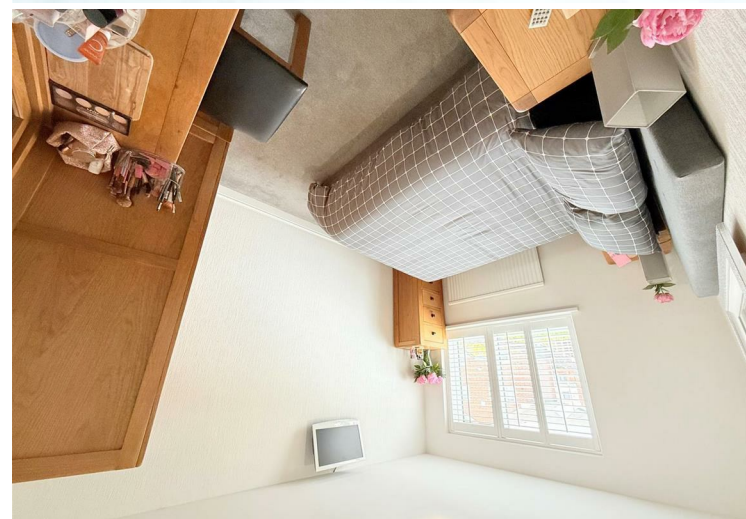
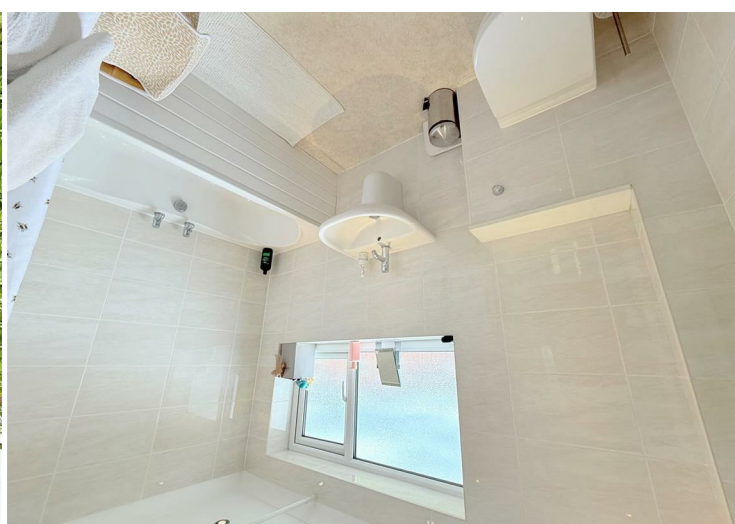




horton knights of doncaster

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Mattersey Close, Bessacarr, Doncaster, DN4 7PZ
Offers Over £390,000

JUST LISTED... Set in this popular residential area, an extended 4 bedroom detached house which must be viewed to be appreciated.

Tucked away in this wonderful cul-de-sac position just off Carr Lane in Bessacarr, this smartly presented and really nicely proportioned detached family home offers accommodation with gas fired central heating and PVC double glazing, and comprises: Entrance hall, lounge, dining room, extended kitchen, utility room and ground floor shower room. First floor landing, large main bedroom which is part of the extension with an en-suite, two further good double sized bedrooms and a really nice single plus the main house bathroom. Outside the property is equally well served with off street parking to the front and an open plan garden with a tandem length garage extending to 36'8 x 8'10, plus a lovely enclosed rear garden which has been landscaped and designed to optimise privacy. All in all it is a great family home. Bessacarr is one of the places to be in Doncaster and would offer a great opportunity for a family to bring up their children due to it's close amenities and lovely surroundings.

ACCOMMODATION

A modern style double glazed composite style door with double glazed side screens gives access to entrance hall.

ENTRANCE HALL

With stairs rising to the first floor and a built in understairs cupboard, a double panel central heating radiator, wood style laminated flooring, coving to the ceiling and doors leading off to the ground floor accommodation.

LOUNGE

19'5" x 11'2" (5.92m x 3.40m)

Forming part of the extended section of the property, this is a lovely size room and has a PVC double glazed window to the front letting in plenty of natural light with a double panel radiator.

DINING ROOM

15'7" x 11'8" (4.75m x 3.56m)

The dining area sits on the other side of the entrance hall and has a large almost floor to ceiling PVC double glazed window to the front with fitted blinds, again letting in plenty of natural light. There is wood style laminated flooring continuing through from the entrance hall with coving to the ceiling and double panelled central heating radiator. A square opening leads to the kitchen.

KITCHEN

17'10" x 10'8" (5.44m x 3.25m)

The kitchen is fitted with a range of white high gloss wall mounted cupboards and base units with a rolled edged granite spec work surfacing incorporating a one and a half bowl stainless steel sink. There is also a brushed stainless steel electric fan assisted oven with matching four ring gas hob and a brushed stainless steel and glass extractor canopy above. Other integrated appliances include; a dishwasher plus appliance recesses for washing machines, fridge freezer etc. There is ceramic tiling to the splashbacks. Again the kitchen has been extended itself as part of the extended section of the property and continues on through with wood style laminated flooring. There are two double glazed windows to the rear and white PVC double glazed doors giving access into the rear garden, two central heating radiators, brush style aluminium spot lighting to the ceiling and door way leading to the utility room.

UTILITY ROOM

Finished with base units and larder style units matching those of the

kitchen with a roll edged work surface. There is plumbing for a washing machine with appliance recess and also space for a tumble dryer. There is white ceramic tiled splash backs, a tiled floor covering, a central heating radiator, a PVC double glazed window and door to the side elevation and door leads to ground floor shower room.

GROUND FLOOR SHOWER ROOM

Smartly fitted out with a modern white suite comprising low flush WC, wall mounted wash hand basin and separate shower cubicle with a mains plumbed shower. There is tiling to the splash backs, a wall mounted chrome heated towel rail plus the gas central heating boiler, a vinyl floor covering continued through from the utility, extractor fan and PVC double glazed window to the side elevation. Ideal for anyone with dogs especially in winter time.

FIRST FLOOR LANDING

As previously mentioned stairs rise from the entrance hall to the first floor landing. With coving to the ceiling, built in airing cupboard housing a hot water cylinder with shelving for linen above and doors leading off to the remaining accommodation.

BEDROOM 1

18'6" x 11'1" (5.64m x 3.38m)

Again this is the main part of the two storey extension, it is really good sized bedroom extending to over 18 feet in length and has a PVC double glazed window to the front and a double panel central heating radiator.

EN-SUITE SHOWER ROOM

The en-suite is very smartly appointed and has a double width shower cubicle with a mains plumbed shower with spotlight and extractor fan in built. There is a white high gloss vanity unit incorporating a large white porcelain wash hand basin with tiled splashback and a low flush WC with concealed cistern. There is a PVC double glazed window to the rear, a tiled effect vinyl floor covering and wall mounted chrome heated towel rail.

BEDROOM 2

12'7" x 8'11" (3.84m x 2.72m)

The original main bedroom, this has a PVC double glazed window to the front with a single panel radiator, brushed aluminum spot lighting to the ceiling and built in wardrobes providing hanging rail and shelving space.

BEDROOM 3

11'5" x 8'10" (3.48m x 2.69m)

Another good sized double room, situated at the rear of the property with a PVC double glazed window overlooking the rear garden. There is a central heating radiator, access to the loft space and central ceiling light.

BEDROOM 4

9'9" x 6'8" (2.97m x 2.03m)

This is a good sized single room and has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and a built in over stairs storage cupboard.

HOUSE BATHROOM

Fitted with a three piece modern white suite comprising low flush WC with concealed cistern, wall mounted wash hand basin and panelled bath with a mains plumbed shower. There is full ceramic tiling to the walls with halogen spot lighting to the ceiling with white coving, PVC double glazed window to the rear, extractor fan and marble effect vinyl floor covering.

OUTSIDE

Standing well on its plot the double fronted property has two separate areas of parking and a shaped lawn with steps leading up to the entrance door. There are decorative shrubs and foliage dotted around.

TANDEM GARAGE

36'8" x 8'10" (11.18m x 2.69m)

The garage measures 36'8 feet x 8'10 and has metal up and over doors to both the front and the rear and is tandem length. It has light and electricity supplied and also has a personnel door giving access into the rear garden.

REAR GARDEN

The rear garden is all nicely enclosed and has a large area of rustic style decking which steps down to a gravelled border which then steps up to a shaped lawn with laurel hedging to the outer boundary and a combination of timer and iron fencing. There is an outside water tap and security light attached to the rear elevation of the house, plus the current owners have created a sunken seating area, perfect for entertaining on hot Summer evenings with family and friends and it offers a good deal of privacy once down in the sunken area.

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 C.

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

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