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**Ellers Road, Bessacarr, Doncaster**  
**Asking Price £425,000**

17 Ellers Road, Bessacarr, Doncaster, DN4 7BE

**AN AMAZING 5 BED, 3 BATH SEMI DETACHED HOUSE / 2 STOREY SIDE & WRAPAROUND REAR EXTENSION / WELL PROPORTIONED STYLISH LIVING / STUNNING CONTEMPORARY OPEN PLAN 'ISLAND' KITCHEN WITH BI-FOLDS / LOVELY GARDEN WITH OUTSIDE ENTERTAINMENT AREA / AMPLE FRONT PARKING, TWO GARAGES & CAR CHARGING POINT / FIRST TO VIEW WILL BUY //**

This large family home is so deceptive from the front, the original traditional styled house benefits from a large 2 storey side and an additional wrap around rear extension to create an amazing and very stylish living space. Gas central heating, PVC double glazing and it briefly comprises: Entrance hall, a large front facing lounge with a feature bay window, the original dining room opens directly into a large open plan 'island' kitchen with integrated appliances and bi-folds which open onto an outdoor entertaining space, utility room and a ground floor shower room. First floor landing, 5 bedrooms, a modern en-suite shower room plus a matching modern house bathroom. Outside there are mature gardens, ample parking, car charging point, 2 garages and a lovely enclosed private rear garden. Highly regarded residential area with access to Lakeside retail and leisure, good local schools. **MOTIVATED SELLER. BOOK YOUR VIEWING TODAY.**

### **ACCOMMODATION**

A composite type double glazed entrance door leads into the property's entrance hall.

### **ENTRANCE HALL**

An attractive hallway with a staircase giving access to the first floor accommodation, central heating radiator, coving to the ceiling, central ceiling light and deep built-in understairs storage cupboard.

### **SEPARATE SITTING ROOM**

16'6" max x 11'9" max (5.03m max x 3.58m max)

A large front facing reception room, which has a deep pvc double glazed bay window to the front, a feature fire place with log burner inset, and media wall with in-built shelving. Coving to the ceiling, a central ceiling light and a sliding which gives access to a deep storage cupboard.

### **OPEN PLAN LIVING/DINING KITCHEN**

33'0" x 22'0" (10.06m x 6.71m )

This is probably better demonstrated by the floorplan and photographs. This is a huge contemporary styled open plan living space, which creates a fantastic

central hub for the house, perfect for entertaining. Feature Bi-folds with the addition of 3 velux windows flood the room with natural day light, and create an inside-outside living space. The 'L' shaped room offers 3 different areas, including an informal sitting room, dining area into the feature 'island kitchen' with seating for 6.

The kitchen area is fitted with a range of high and low level units finished with an oak block work surface, and a deep walk-in pantry style cupboard. There is a one and half bowl composite sink and mixer tap, integrated appliances include a 5 ring gas hob with wok burner set into the breakfast island, a double oven and a dishwasher. There are contemporary style tall radiators, inset spot lighting, plinth lighting and further feature pendant lighting.

Dining Area has laminate flooring, a tall radiator laminate flooring and inset spotlighting.

Living Area, a cosy more informal area, it has laminate flooring, a feature decorated panelled wall, and a ceiling light.

### **UTILITY ROOM**

This has plumbing for automatic washing machine,

single drainer stainless steel sink unit and shelving, inset spot lighting to the ceiling and an extractor fan. From the rear of the kitchen a second doorway gives access into the rear of the garage which is presently used as additional storage and laundry area. This houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

### **SHOWER ROOM**

8'4" x 4'1" (2.54m x 1.24m)

This is all beautifully finished with a modern suite that comprises of a walk-in shower with electric shower and frameless glass shower screen, a low flush wc and a wash hand basin. Tiled flooring, tiled walls, a pvc double glazed window and an extractor fan.

### **FIRST FLOOR LANDING**

A long landing with an access point into the loft space via a fold down timber ladder, and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

12'8" max x 11'6" max (3.86m max x 3.51m max)  
This forms part of the extension, it's a large double bedroom with a deep walk-in wardrobe, pvc double glazed window with outlook over the property's rear garden, central heating radiator, feature panelling and door to en-suite shower room.

**EN-SUITE**

This is all smartly finished with a modern white suite that comprises of a corner shower enclosure, wash hand basin, low flush wc inset to vanity cabinet, tiling to the four walls, a co-ordinating floor tile, central heating radiator, spot lighting and extractor fan.

**BEDROOM 2**

12'6" max x 11'8" max (3.81m max x 3.56m max)  
A good size double bedroom it has a pvc double glazed window with an outlook over the property's rear garden, feature wall panelling, ceiling light and a central heating radiator.

**BEDROOM 3**

12'0" max x 11'0" max (3.66m max x 3.35m max)  
A double bedroom which has a pvc double glazed window to the front, a central heating radiator, laminate flooring and a ceiling light.

**BEDROOM 4**

11'0" x 9'10" (3.35m x 3.00m)  
Still a comfortable double bedroom, it has a pvc double glazed window to the front, central heating radiator, central ceiling light and feature panelled decorative wall.

**BEDROOM 5**

9'2" x 5'10" (2.79m x 1.78m)  
A single sized room, it has a pvc double glazed window to the front, central heating radiator and ceiling light.

**HOUSE BATHROOM**

This is fitted with a modern 3 piece white suite comprising of a shower style bath with mains plumbed

shower above, including rainfall type shower head, a wash basin inset to vanity unit and a low flush wc. There is tiling to the four walls, inset spot lighting, extractor fan, vinyl flooring, fused shaver point and central heating radiator.

**OUTSIDE**

To the front of the property there is an enclosed garden area which has walling to the front perimeter with decorative pillars, leading onto a tarmac drive which provides ample off-road parking and access to the two garages.

**REAR GARDEN**

The rear garden is a good size, mainly lawned with concrete posts and timber fencing to the perimeters. It is mainly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants. There is a large paved patio and seating area, which extends across the rear with direct access from the bi-fold doors. To the side and rear there is an additional paved area with aluminium framed style pergola which today provides shelter for a hot tub (available via separate negotiation). This in-turn has access courtesy of double doors into the rear of the second garage, which today is a sports style bar, which has room for a pool table, bar area with seating creating a fantastic entertaining space for social gatherings.

**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 D

BROADBAND - Ultrafast broadband is available with download speeds of up to 2,000 mbps and upload

speeds of up to 2,000 mbps.

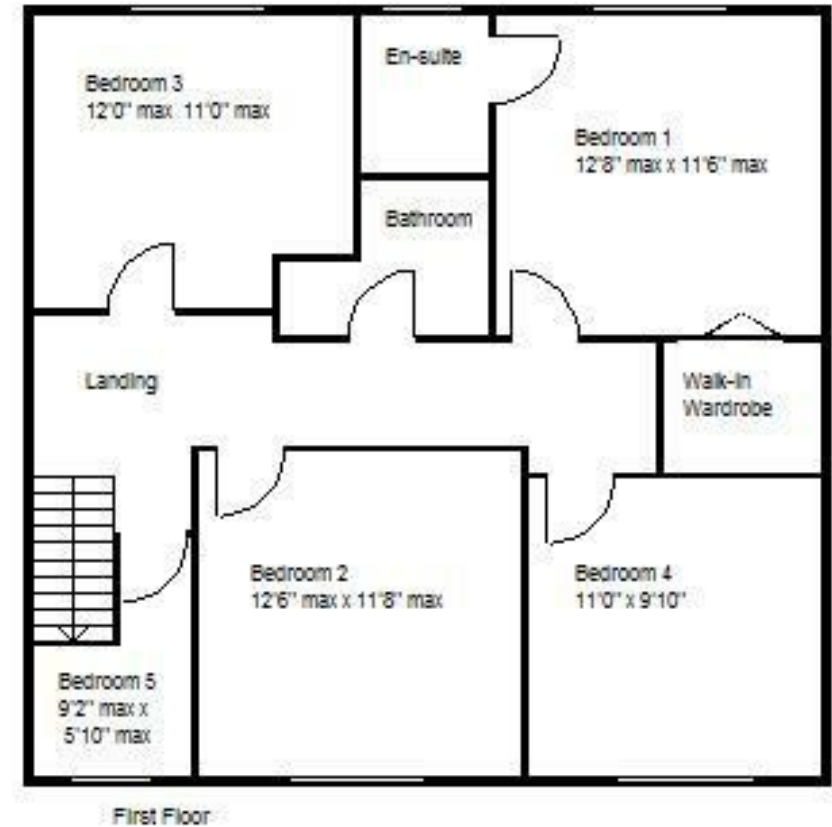
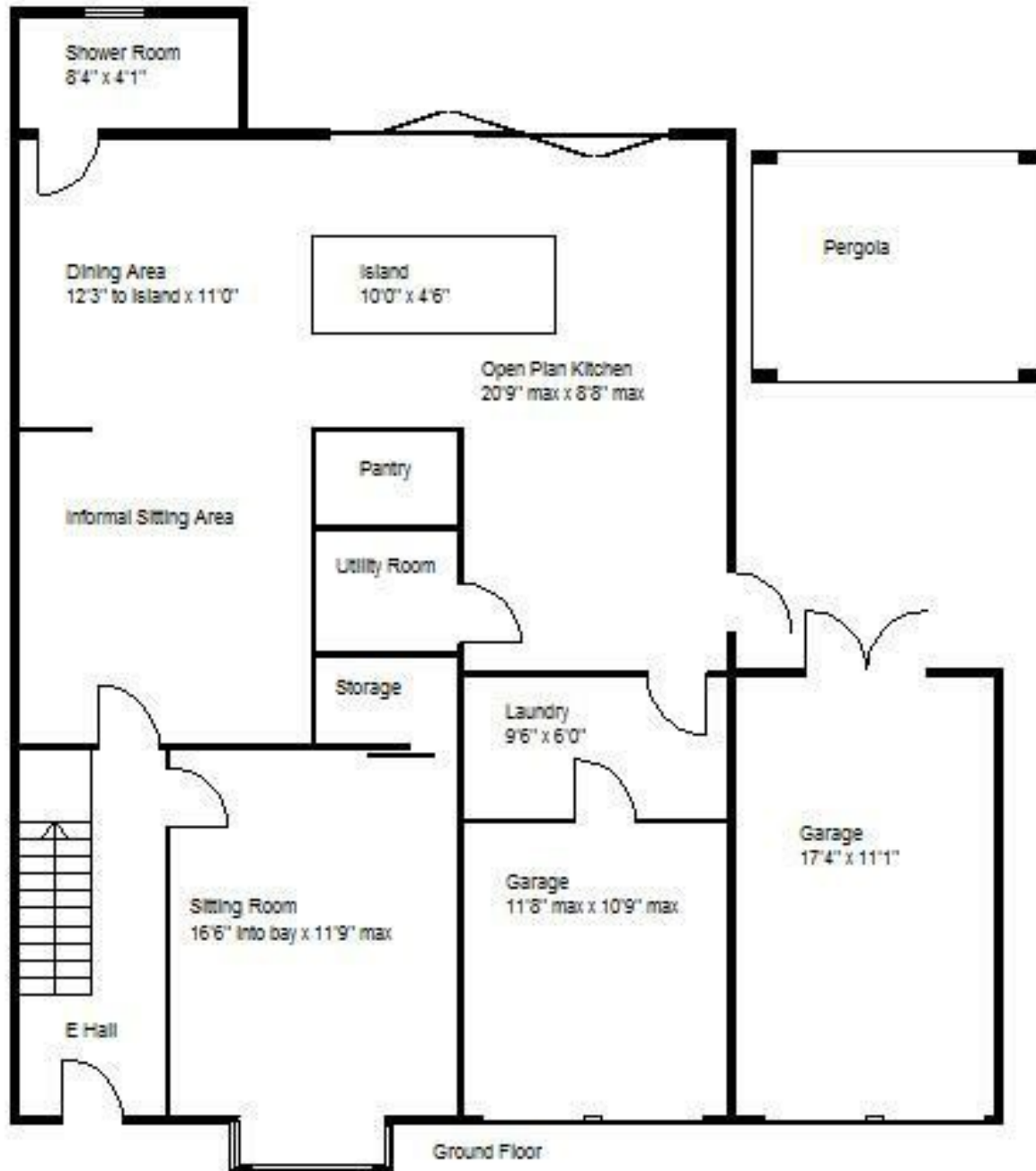
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

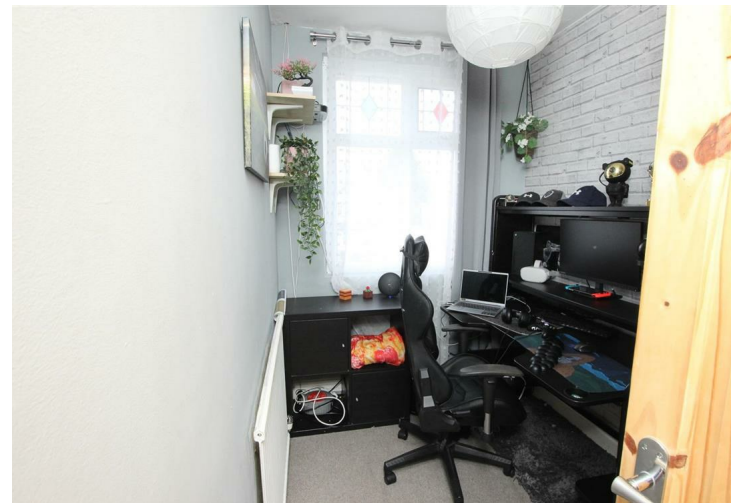
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.













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