



**Grange Road, Bessacarr Doncaster**

welcome to

## Grange Road, Bessacarr Doncaster

This fabulous four bedroom detached family home is situated in this popular location accessed via a secure gated entry. The property benefits from spacious accommodation throughout, with front and rear gardens, off road parking for several vehicles and a garage. Ideal for a growing family!



## **Entrance Hall**

With a front facing composite door, a front facing double glazed window and Karndean flooring. There is a central heating radiator and stairs which rise to the first floor landing.

## **Lounge**

With front and rear facing double glazed windows offering an abundance of natural light, there is a media feature wall to the focal point of the room, a central heating radiator and coving to the ceiling.

## **Family Room**

A versatile room with a front facing double glazed window, a central heating radiator and coving to the ceiling. This is open plan to the hallway.

## **Dining Kitchen**

Fitted with a range of stunning bespoke wall and base units with coordinating worktops housing the inset sink with mixer tap. There is complimentary tiling, space for a range master cooker with extractor above, a integrated dishwasher and space for a fridge freezer. There is a front facing double glazed window, rear facing patio doors which give access to the patio and garden beyond and Karndean flooring which continues throughout the kitchen. The room continently houses a built in dining area.

## **Utility Room**

With a rear facing double glazed window, fitted wall and base units with worksurfaces beneath which is plumbing for a washing machine and space for a dryer. There is an extractor fan and a central heating radiator.

## **First Floor Landing**

With coving to the ceiling and a rear facing double glazed window.

## **Principal Bedroom One**

With front and rear facing double glazed windows providing an abundance of natural light. There is bespoke fitted furniture with wardrobes and dressing area, a media wall, downlights to the ceiling and a central heating radiator.

## **En-Suite**

With a front facing obscured double glazed window, a hand wash basin fitted into a vanity unit and, a low flush W.C. There is a bath with shower over, downlights to the ceiling and a central heating radiator.

## **Bedroom Two**

A double room with a front facing double glazed window, a central heating radiator, fitted wardrobes providing a range of hanging and storage space and access to the loft.

## **Bedroom Three**

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

## **Bedroom Four**

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

## **Family Bathroom**

Beautifully presented with a side facing obscured double glazed window, his and hers hand wash basins fitted into a vanity unit and a bath with shower above. There is tiling to the walls and floor and downlights to the ceiling.

## **Outside**

A secure gated entry gives access to a generous pebbled driveway which intern leads to the garage. To the rear there is a enclosed garden with fencing to the perimeter, artificial grass and a patio area.

## **Garage**

With up and over door.



***view this property online*** [williamhbrown.co.uk/Property/DCR125828](http://williamhbrown.co.uk/Property/DCR125828)



welcome to

## Grange Road, Bessacarr Doncaster

- GUIDE PRICE £450,000-£475,000
- FOUR BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING TO MULTIPLE VEHICLES
- MULTIPLE RECEPTIONS ROOMS
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£450,000-£475,000**



view this property online [williamhbrown.co.uk/Property/DCR125828](http://williamhbrown.co.uk/Property/DCR125828)



Property Ref:

DCR125828 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



**01302 327121**



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**williamhbrown.co.uk**