



2 BIRCHWOOD DELL

DONCASTER, DN4 6SY

£650,000
FREEHOLD

A MUST VIEW LISTING... An impressive five-bedroom detached residence, complete with an attached one-bedroom annexe and double garage, situated in the highly sought-after suburb of Bessacarr, Doncaster. This distinguished home enjoys beautifully private gardens, creating a peaceful and secluded outdoor retreat, alongside off-road parking for multiple vehicles.

 FINE & COUNTRY

2 BIRCHWOOD DELL

- Over 3000 SQFT Of Living Space • Substantial Family Home • Desirable Location • 6 Bedrooms In All • Annex Potential • Large Reception Rooms • Open Plan Kitchen Dining Room • Private Gardens • Double Garage • Excellent Transport Links



Designed with both style and practicality in mind, the property offers spacious, well-balanced accommodation ideal for modern family living. The self-contained annexe provides excellent flexibility for multi-generational living, guest accommodation, or independent working. Combined with a double garage and a serene, private setting, this is a truly exceptional opportunity in one of the area's most desirable residential locations.

Upon entering, you are welcomed by a modern, light-filled entrance hall, which immediately sets the tone for the contemporary style found throughout. A staircase rises elegantly to the first floor, while double-glazed doors lead through to both the formal living room and the kitchen-diner, allowing natural light to flow beautifully and creating an inviting sense of openness.

The kitchen-diner forms the heart of the home, thoughtfully designed for both everyday living and entertaining. It features bespoke oak base and wall units, complemented by a central island providing additional preparation and storage space. Integrated appliances are seamlessly incorporated, while a substantial range cooker and American-style fridge freezer enhance both practicality and visual appeal.

A series of elegantly positioned windows to the rear and side elevations bathe the interiors in natural light, while patio doors open effortlessly onto a private garden terrace—perfect for family gatherings, entertaining, and al fresco

dining. To the left of the hallway, the formal living room exudes warmth and charm, featuring a bespoke slate feature wall with a cosy gas log-effect fireplace and a refined oak mantel. Discreetly installed wiring allows for a wall-mounted flat-screen television, while thoughtfully positioned windows to the side and front elevations ensure the space is exceptionally light and airy.

At the end of the hallway, accessed via a few elegant steps, lies the informal lounge/playroom, finished in neutral décor with a side-facing window filling the space with natural light.

Completing the ground floor are a practical utility room, a downstairs WC, and a convenient storage cupboard, combining functionality with sophistication.

The property further benefits from an attached one-bedroom annexe, thoughtfully designed with a functional kitchenette and a welcoming living area that flows seamlessly into a generous double bedroom, complete with a modern en-suite shower room. This flexible space is ideal for guests, multi-generational living, or home working.

The staircase leads to a spacious, light-filled galleried landing, providing an elegant transition to the bedrooms and the family bathroom. The principal bedroom suite is a serene retreat, enhanced by Velux windows and a side-facing window, with a contemporary en-suite shower room and a generous walk-in wardrobe. From the galleried

landing, four further double bedrooms are accessed, including a second bedroom with en-suite facilities. A modern family bathroom serves the remaining bedrooms, combining style and practicality.

Externally, the property boasts a beautifully private garden, predominantly laid to lawn with patio seating areas, including one with a charming pagoda, all framed by mature hedging for complete seclusion. A block-paved driveway provides access to the home and the double garage, blending elegance with practicality.

Bessacarr is a well-established, leafy suburb on the south-eastern edge of Doncaster, renowned for its highly desirable and higher-value properties. Residents benefit from a wide range of local shops, services, and community facilities including medical centres, pharmacies, cafés, and pubs. The area is well-connected by road, with easy access to the A1(M) and M18, and Doncaster city centre is only a short drive away, offering extensive shopping, dining, entertainment, and mainline rail links to major cities including London.

Viewings are highly recommended to fully appreciate the generous proportions, exceptional spaces, and overall quality of this remarkable property.

2 BIRCHWOOD DELL





2 BIRCHWOOD DELL

ADDITIONAL INFORMATION

Local Authority – Doncaster

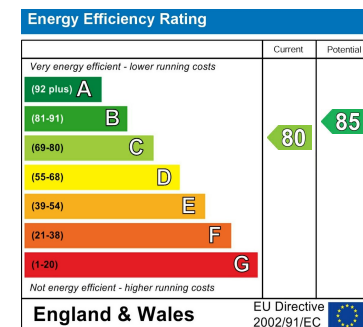
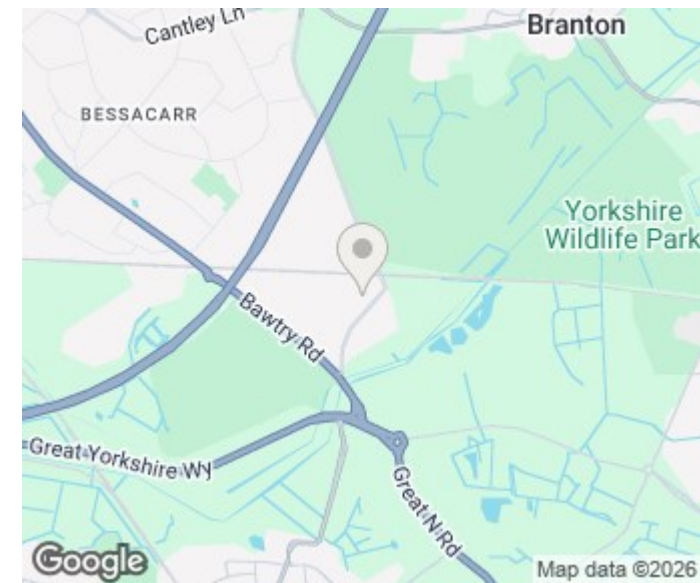
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3103.80 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Fine & Country Bawtry
Six Oaks Grove
Retford
DN22 0RJ

01302 591000
bawtry@fineandcountry.com

FINE & COUNTRY