



**Sunflower Gardens, Bessacarr Doncaster**

**welcome to**

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This stunning five bedroom detached family home is situated over three floors and benefits from a bespoke high standard finish throughout with a beautiful open plan kitchen diner, a through lounge and is situated on a corner plot with a driveway and garage.



### Entrance Hall

With a front facing composite door, tiled flooring with underfloor heating, an useful understairs storage cupboard and stairs which rise to the first floor landing.

### Lounge

17' 6" x 8' 10" ( 5.33m x 2.69m )

With a front facing double glazed window and a rear facing French doors which lead out to the rear garden. There is underfloor heating and a feature bespoke remote electric living flame fire as the focal point of the room.

### Open Plan Kitchen Living Diner Kitchen Area

9' 2" plus recess x 8' 2" ( 2.79m plus recess x 2.49m )

A bespoke kitchen which is fitted with a range of wall and base units with coordinating work surfaces housing the insert composite sink and drainer with mixer tap. The kitchen has an induction hob with a cooker hood above, a built-in microwave and oven with warming plate drawer, a built-in dishwasher, washing machine and wine fridge and space for an American style fridge-freezer. There is a focal breakfast island, underfloor heating, under unit lighting, plinth lighting and downlights to the ceiling. There are rear facing French doors which provide access to the rear garden and open plan area to the living/dining area.

### Living / Dining Area

8' 7" x 7' 10" ( 2.62m x 2.39m )

With a front facing double glazed window, spotlights to the ceiling and underfloor heating.

### First Floor Landing

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

### Bedroom One

14' max x 11' 3" ( 4.27m max x 3.43m )

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with tiled surround. There is a central heating radiator and a front facing obscure double glazed window.

### Bedroom Two

13' 4" x 10' ( 4.06m x 3.05m )

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

### Bedroom Three

12' 8" max x 8' 4" ( 3.86m max x 2.54m )

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

### Second Floor Landing

With access to the further bedrooms and bathroom.

### Bedroom Four

8' 9" x 8' 5" ( 2.67m x 2.57m )

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

### Bedroom Five

8' 4" x 8' 2" ( 2.54m x 2.49m )

With a rear facing double glazed window, a central heating radiator and fitted units providing the ideal dressing area.

### Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is tiling to the walls, a heated towel rail and a front facing obscure double glazed window.

### Outside

To the front of the property situated on a corner plot there is a lawned garden with views of the neighbouring playing field while to the side situated off Cornflower Drive there is a driveway and garage providing off road parking with outside lights. To the rear of the property there is an artificial lawned rear garden with porcelain tiled patio, outside tap and lighting.

### Garage

With an up and over door.



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## Sunflower Gardens, Bessacarr Doncaster

- FIVE BEDROOM DETACHED FAMILY HOME
- ACCOMMODATION SITUATED OVER THREE FLOORS
- OPEN PLAN KITCHEN LIVING DINER
- TWO EN-SUITE SHOWER ROOMS
- ARTIFICIAL LANDSCAPED REAR GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125843 - 0002

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