

St. Wilfrids Road,Bessacarr Doncaster

william h brown

welcome to

St. Wilfrids Road,Bessacarr Doncaster

This individually designed four double bedroom detached property sits in a secluded location on one of Doncaster most desirable areas. Accessed via electric gates and boasts a double garage, wonderful living accommodation and glorious outdoor space. We truly believe this could be your forever home!













Entrance Hall
With two front facing double glazed windows, stairs which rise to the first floor landing and access to the cloak room, lounge and family room.

Cloak Room
Fully tiled with a low flush W.C, a wash hand basin and a chrome heated towel rail.

Lounge
With two side facing and two front facing double glazed windows proving an abundance of natural light, there are patio doors to the rear garden, a gas fireplace with features surround, wooded flooring and underfloor heating. This is open to the dining area.

Dining Area
With two rear facing double glazed windows, underfloor heating and a door to the kitchen.

Family Room
With two front facing double glazed windows, underfloor heating and a further door to the kitchen.

Kitchen
Fitted with an extensive range of wall and base units with granite worktops housing the sink and drainer with mixer tap. There is an electric oven and grill, an integrated microwave, a gas hob with an extractor above and a breakfast bar. There are two side facing double glazed windows, tiled flooring, underfloor heating a storage pantry and access into the utility room.

Utility Room
With two rear facing double glazed window, plumbing for a washing machine, underfloor heating and a side facing door.

First Floor Landing
With two front facing double glazed windows and access to all first floor bedrooms.

Master Bedroom
With two rear facing double glazed windows, fitted wardrobes providing a range of hanging and storage space underfloor heating and access to the en-suite.

En-Suite
Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a rear facing double glazed window and a heated towel rail.

Bedroom Two
With two front facing double glazed windows, underfloor heating and access to the second en-suite.

En-Suite
Fitted with a low flush W.C, a wash hand basin and a double shower cubical with shower. There is a side facing double glazed window and a heated towel rail.

Bedroom Three
With two front facing double glazed windows and underfloor heating.

Bedroom Four
With side and rear facing double glazed windows, fitted wardrobes and underfloor heating.

Family Bathroom
Fitted with a low flush W.C, a wash hand basin, a Jacuzzi style bath and a shower cubical with shower. There is a rear facing double glazed window, a heated towel rail and a storage cupboard.

Outside
To the front the property is accessed via electric gates which lead down a generous driveway, there is ample off road parking for multiple vehicles and a double garage with an electric door. To the rear, the garden is surrounded by a range of mature shrubs and plants providing a screened and private garden. There is additional access to the garden store.

Garage
With electric doors.

Garden Store
Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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St. Wilfrids Road, Bessacarr Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- INDIVIDUALLY DESIGNED
- SECLUDED SOUGHT AFTER LOCATION
- THREE RECEPTION AREAS
- SUBSTANTIAL PLOT

Tenure: Freehold EPC Rating: B
Council Tax Band: G

offers in the region of

£775,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126091

The Property Ombudsman

Property Ref:
DCR126091 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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