

Sceptre Avenue,Bessacarr Doncaster

william h brown

welcome to

Sceptre Avenue,Bessacarr Doncaster

GUIDE PRICE £300,000 - £315,000 This four bedroom detached family home is situated on a corner plot in this sought after location and has been extended to provide a fabulous living dining kitchen. The property benefits from front and rear gardens, off road parking and spacious living accommodation.













Entrance Hall
With a front facing sealed unit door, a central heating radiator and tiled flooring.

Ground Floor W.C
Fitted with a W.C and a wash hand basin with mixer tap. There is tiled flooring and a central heating radiator.

Lounge
With a front facing double glazed window and a side facing double glazed bay window providing an abundance of natural light and two central heating radiators.

Living Dining Kitchen
A spacious room fitted with a range of wall and base units with coordinating work surfaces housing the sink with mixer tap. The kitchen has a gas hob with splashback and extractor above, plumbing for a washing machine and dishwasher, a double electric oven and grill and an integrated microwave. There is space for a fridge-freezer, tiled flooring, breakfast bar, two central heating radiators, downlights to the ceiling, front and side facing double glazed windows and side facing double glazed French doors giving access to the garden.

First Floor Landing
With access to the loft, a central heating radiator and a useful storage cupboard.

Bedroom One
With two facing double glazed windows, feature panelling and a central heating radiator. A door gives access to the en-suite shower room.

En-Suite Shower Room
Fitted with a low flush W.C, a shower cubicle with shower and a wash hand basin with mixer tap. There is a front obscure double glazed window, partial tiling to the walls, tiled flooring, an extractor fan and a central heating radiator.

Bedroom Two
A double room with a side facing double glazed window and a central heating radiator. 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 shower. There is a central heating radiator, partial tiling to the walls, tiled flooring and a side facing obscure double glazed window.

Bedroom Three
Another double room with front and side facing double glazed windows and a central heating radiator.

Bedroom Four
With a side facing double glazed window and a central heating radiator.

Bathroom
Fitted with a W.C, a wash hand basin with mixer tap and a panelled bath with mixer tap. There is a front facing obscure double glazed window, partial tiling to the walls, a central heating radiator and tiled flooring.

Outside
The property is occupied on a spacious corner plot with a lawned garden and driveway to the side providing ample off road parking. To the side there is a good sized enclosed lawned garden with patio and shrubs and plants to the borders providing screening and privacy.

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

welcome to

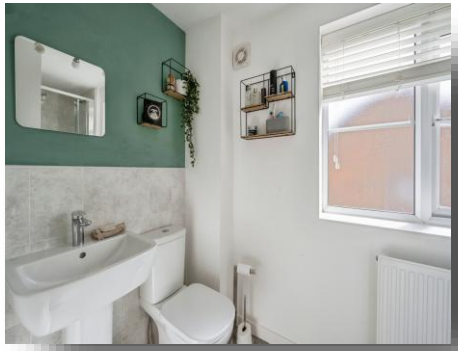
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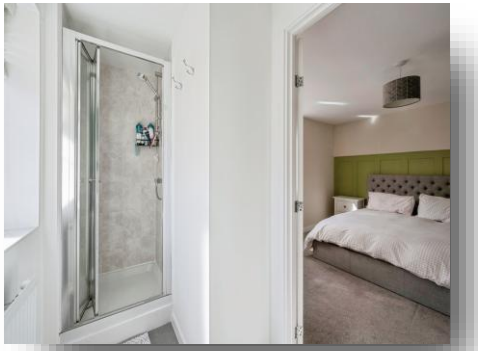
- GUIDE PRICE £300,000 - £315,000
- FOUR BEDROOM DETACHED FAMILY HOME
- RECENTLY UPGRADED EXTENDED LIVING DINING KITCHEN
- GROUND FLOOR W.C
- MASTER BEDROOM WITH EN-SUITE

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

£290,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR126160 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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