

Dutchman Way, Bessacarr Doncaster

william h brown

welcome to

Dutchman Way,Bessacarr Doncaster

Positioned on a prime corner plot overlooking woodland on the sought after Warren Park Development, this immaculate three-storey end townhouse offers stylish, move in ready living. Benefits include an open-plan kitchen/diner, spacious lounge with garden access and an en-suite to the master bedroom.













Entrance Hall
The welcoming hallway features stylish wood-effect flooring, a central heating radiator, and a staircase with a white balustrade rising to the first-floor accommodation.

Ground Floor W.C
Fitted with a low flsuh W.C, a wash hand basin, wood effect flooring, a central heating radiator, recessed ceiling spotlights and an extractor fan.

Kitchen / Diner
22' x 12' (6.71m x 3.66m)
A beautifully appointed modern kitchen featuring a range of shaker-style wall, base, and full-height larder units in a classic sage green finish, complemented by contrasting light wood-effect worktops and matching splashbacks. Incorporates an inset stainless steel one-and-a-half bowl sink and drainer unit with a high-neck mixer tap positioned in front of a front-facing double-glazed window. High-end integrated appliances include a four-ring gas hob with a stainless steel splashback and extractor canopy, built-in electric oven, and integrated fridge/freezer. Finished with recessed ceiling downlights, wood-effect flooring, central heating radiator, and direct access to the under-stairs storage area and WC.

Lounge
12' x 10' 2" (3.66m x 3.10m)
Located to the rear of the ground floor, this charming living space features a multi-tonal blue feature wall with a dado rail and a window shelf. Double glazed French doors flood the room with natural light and lead directly out onto the rear patio and lawned garden. Complete with wood effect flooring, central heating radiator, TV media point, and an under-stairs storage cupboard.

First Floor Landing
Featuring soft neutral carpeting, a central heating radiator, a side-facing double-glazed window and a staircase continuing up to the second-floor master suite.

Bedroom Two
10' 4" x 7' 9" (3.15m x 2.36m)
Positioned to the rear of the first floor, this peaceful double bedroom enjoys view of the rear garden through a double-glazed window fitted with a pull-down blind. Enhanced by full height triple sliding mirrored wardrobes providing extensive storage and a central heating radiator.

Bedroom Three / Office
7' 9" x 12' 1" (2.36m x 3.68m)
Situated to the front of the first floor, this adaptable room is currently configured as a home office/study. Features a double-glazed window with open outlooks, built-in recessed wardrobe/storage space, bright modern decor, and a central heating radiator.

Bathroom
Fitted with a modern white suite comprising a low-level W.C with dual flush, pedestal wash hand basin with chrome mixer tap and a panelled bath with a wall-mounted shower attachment and a hinged glass shower screen.There is a side facing double-glazed obscure window, chrome fixtures, recessed lighting and a central heating radiator.

Bedroom One
9' x 16' 5" (2.74m x 5.00m)
Spanning the entire top floor, this spectacular full-length master bedroom suite features vaulted ceilings with dual timber skylight windows providing abundant daylight and views. Thoughtfully designed with built-in mirrored wardrobes/robes, a deep alcove dressing area, built-in eaves storage cupboard, loft hatch access and dual central heating radiators.

Outside
Benefiting from a prime corner plot position with mature woodland screening to the side, the rear garden is fully enclosed by timber panel fencing. Features a paved stone patio area immediately adjacent to the living room French doors-ideal for al fresco dining-leading onto a lawned garden area with space for outdoor storage.

Parking
Benefiting from two allocated off-street parking spaces on the tarmac driveway. One positioned directly in front of the house and a second space situated just across.

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- SOUGHT AFTER WARREN PARK DEVELOPMENT END THREE STOREY TOWNHOUSE ON A CUL-DE-SAC CORNER PLOT
- ENJOYS DESIRABLE WOODLAND VIEWS TO THE SIDE AND AN ENCLOSED REAR LAWNED GARDEN WITH PATIO
- HIGH-SPECIFICATION OPEN-PLAN KITCHEN/DINER WITH BREAKFAST BAR AND INTEGRATED APPLIANCES
- COSY REAR FACING LIVING ROOM FEATURING DUAL FRENCH DOORS OPENING TO THE GARDEN
- Tenure: Freehold EPC Rating: B Council Tax Band: B

£190,000









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The Property Ombudsman

Property Ref:
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