



**St. Wilfrids Road, Bessacarr Doncaster**



**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**



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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: Awaited  
Council Tax Band: G

**£850,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR126091 - 0003

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