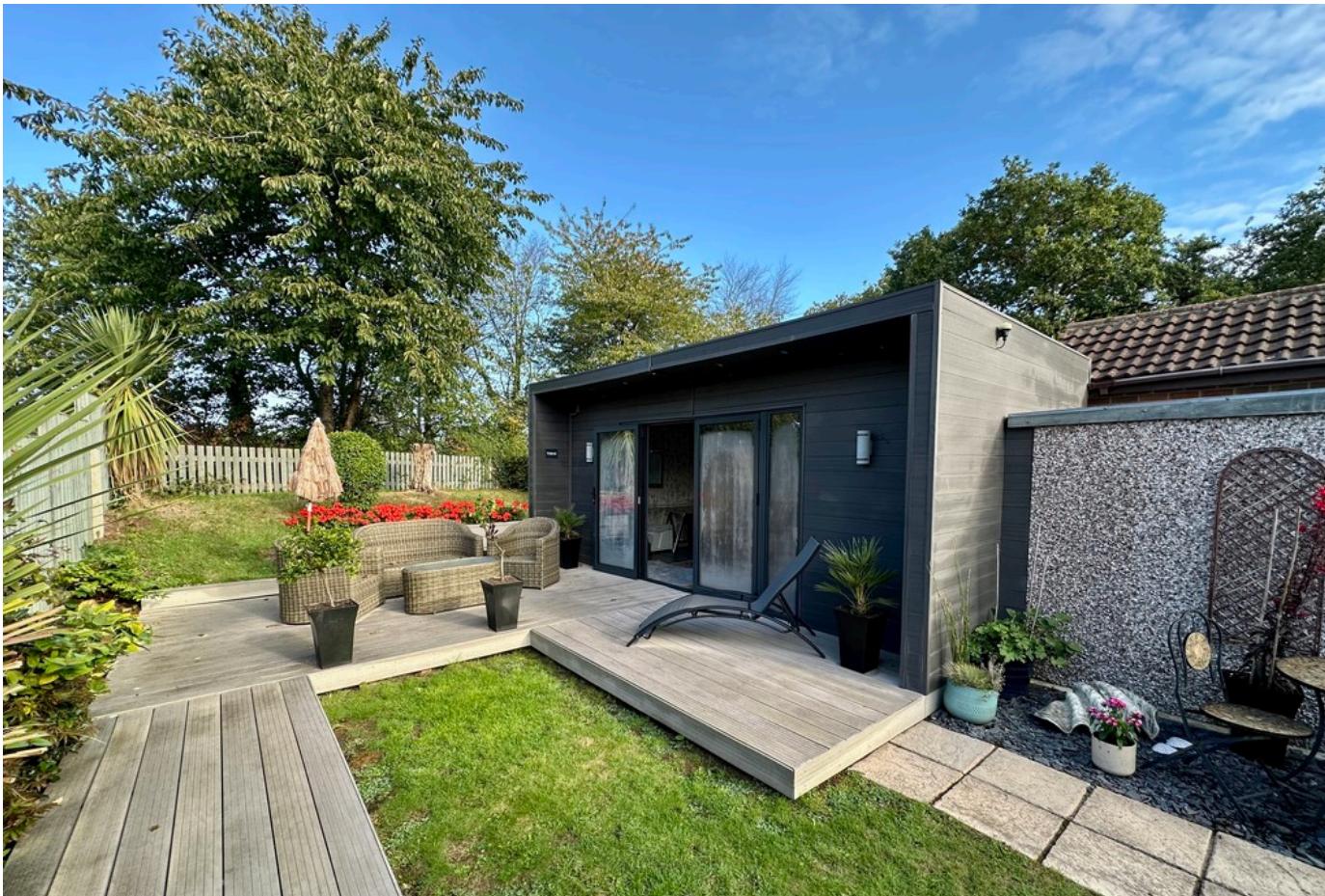


SUNNINGDALE CLOSE, BESSACARR, DONCASTER, DN4 6UR

**OFFERS IN REGION OF £249,000**





**FABULOUS DETACHED BUNGALOW IN BEAUTIFUL LITTLE CUL DE SAC AND THE GARDEN WITH SUMMER HOUSE WILL IMPRESS ALL BUYERS.** Take a look at this delightful home within Bessacarr and you will not be disappointed by the impressive decor throughout. Only via an internal inspection will you appreciate the accommodation available and early viewings are highly recommended. The property in brief comprises of entrance hallway, living/dining room, kitchen, two bedrooms, modern beautiful bathroom, front garden, driveway provides off street parking, single garage, enclosed landscaped rear garden and summer house included.

**STUNNING HOME IN DN4.**

## ENTRANCE HALL

3' 10" x 9' 3" (1.19m x 2.82m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, radiator, coving, two storage cupboards and a loft access point.

## LIVING ROOM/DINING ROOM

10' 0" x 18' 0" (3.07m x 5.51m into the bay) Beautiful reception space currently utilised for living/dining, with feature coal effect gas fire, decorative fire surround, radiator, coving, telephone point and front facing double glazed bay window.

## KITCHEN

7' 1" x 11' 8" (2.18m x 3.58m) Immaculately presented kitchen with a range of modern fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob with extractor fan above, single electric oven, plumbing for a dishwasher, plumbing for a washing machine, partially tiled walls, coving, radiator, side facing double glazed window and further front facing double glazed window.

## BEDROOM

8' 7" x 12' 2" (2.63m x 3.73m) Fabulous double bedroom with fitted wardrobes, rear facing double glazed French doors to the raised decking and coving to the ceiling.

## BEDROOM

8' 7" x 8' 0" (2.64m x 2.46m) Further spacious bedroom enjoying views over the garden via the rear facing double glazed window, radiator and coving to the ceiling.



## BATHROOM

5' 5" x 8' 0" (1.66m x 2.46m) Stunning bathroom with corner shower cubicle, Mira rainfall shower unit, low flush WC, wash hand basin, LED mirror, bath with shower attachment, heated towel radiator, tiled walls, spotlights and side facing double glazed frosted window.







#### **FRONT GARDEN/DRIVEWAY**

Lawned front garden, open access to the driveway with shared paved access providing off street parking and side access gate to the rear garden.

#### **GARAGE**

Single garage with up and over door, power points and lighting.

#### **REAR GARDEN & SUMMER HOUSE**

Fantastic outdoor space which is fence enclosed, rear small lawn, paved path, raised decking ideal for garden furniture, generous summer house included which benefits from double glazed French doors, power points and lighting.

#### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: C**

**HEATING SYSTEM: GAS FIRED BOILER**

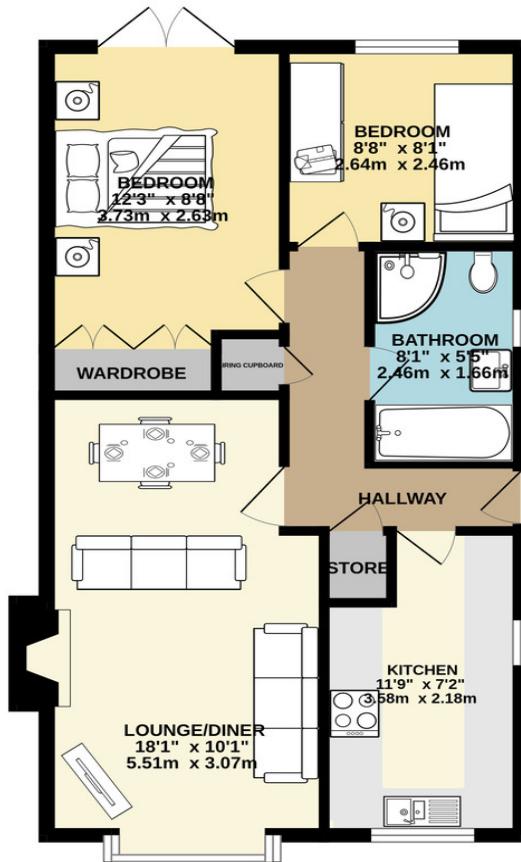
**LAST SERVICE: 20/03/2025**

**LOFT SPACE: NOT BOARDED**

**SERVICES: MAINS**



GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		