



**Saundby Close, Bessacarr Doncaster**



**welcome to**

**Saundby Close, Bessacarr Doncaster**

This exceptional extended five bedroom detached family home benefits from a driveway and integral garage. The property has a beautiful granite kitchen diner, two reception rooms, a ground floor WC and is available with no onward chain.



### Entrance Hall

With a front facing exterior door, useful storage, a central heating radiator and stairs which rise to the first floor landing.

### Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin.

### Lounge

13' 3" x 13' 7" ( 4.04m x 4.14m )

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a gas feature fireplace as the focal point of the room. There is access through to the dining room.

### Dining Room

13' 3" x 10' 8" ( 4.04m x 3.25m )

With rear facing French doors lead out to the rear garden, two central heating radiators and coving to the ceiling.

### Kitchen Diner

20' 10" x 20' 1" ( 6.35m x 6.12m )

Fitted with a range of wall and base units with coordinating granite work surfaces. The kitchen has a brick insert feature wall housing an AGA gas cooker and space for an American style fridge-freezer. There is stone flooring with underfloor heating, a useful pantry, area for a dining table and chairs, with a rear facing window and side facing double doors which lead out to the rear garden. There is access through to the utility room.

### Utility Room

7' 10" x 5' 10" ( 2.39m x 1.78m )

With useful storage, space and plumbing for a washing machine, a wall mounted boiler, stone flooring and a rear facing stable door providing access to the rear garden

### First Floor Landing

With a central heating radiator and two loft hatches.

### Bedroom One

13' 9" x 11' 9" ( 4.19m x 3.58m )

With two front facing double glazed windows and a central heating radiator.

### Bedroom Two

12' 10" x 11' 9" ( 3.91m x 3.58m )

With a rear facing double glazed window and a central heating radiator.

### Bedroom Three

13' 4" x 9' 4" ( 4.06m x 2.84m )

With a front facing double glazed window and a central heating radiator.

### Bedroom Four

9' x 9' 7" ( 2.74m x 2.92m )

With a front facing double glazed window and a central heating radiator.

### Bedroom Five

18' 9" x 9' 4" ( 5.71m x 2.84m )

With rear and side facing double glazed windows and a central heating radiator.

### Bathroom

Fitted with a low flush WC, a wash hand basin, an insert bath and a shower cubicle with shower. There is tiled splashback, a useful storage cupboard, downlights to the ceiling, a central heating radiator, a mirrored wall and a rear facing obscure double glazed window.

### Shower Room

Conveniently located off bedroom five which is fitted with a low flush WC, a wash hand basin, and wet room shower. There is wall to floor tiling and a side facing obscure double glazed window.

### Outside

Situated in a cul-de-sac location. To the front of the property there is a mature open lawned garden, There is a block paved driveway which in-turn leads to the garage. To the rear of the property there is an extensive South facing lawned garden with block paved patio, a variety of mature shrubs and plants and hedging to the borders.

### Integral Garage

17' x 9' 6" ( 5.18m x 2.90m )

With a roller shutter up and over door and a central heating radiator



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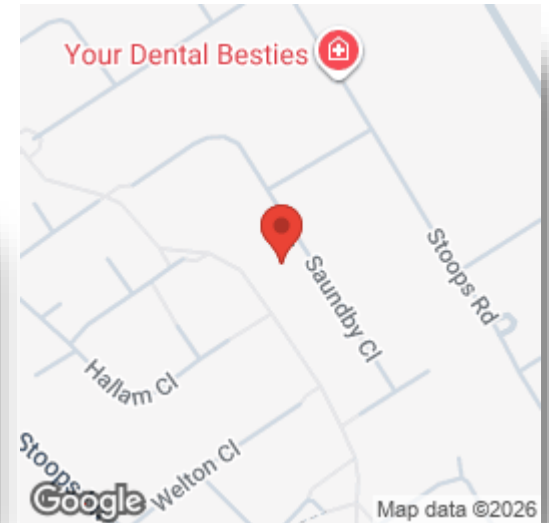
## Saundby Close, Bessacarr Doncaster

- GUIDE PRICE- £450,000-£475,000
- IDEAL FOR AN EXTENDED OR GROWING
- SPACIOUS BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM WITH FRENCH DOORS
- GRANITE KITCHEN DINER

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£450,000-£475,000**



Please note the marker reflects the  
postcode not the actual property

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