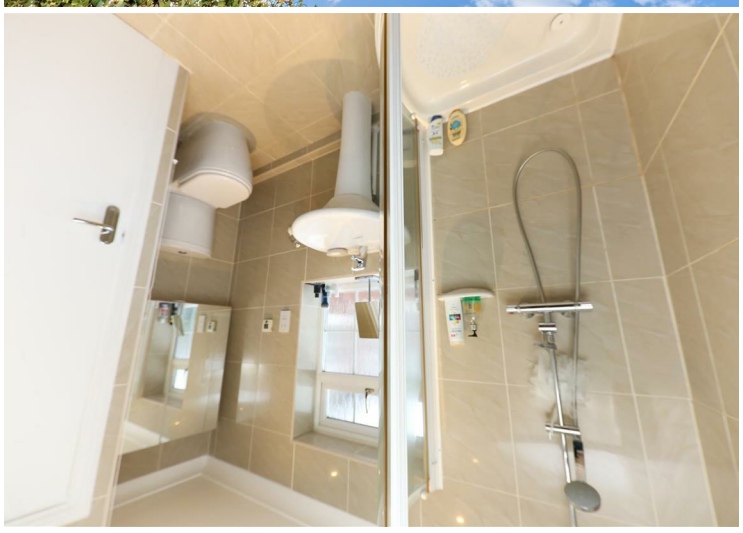







horton knights of doncaster

sales
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and service



Saundby Close, Bessacarr, Doncaster, South Yorkshire, DN4 7DE

Guide Price £450,000 - £465,000

*****GUIDE PRICE £450,000 - £465,000*****

JUST LISTED……..A BEAUTIFUL EXTENDED 4 BEDROOM DETACHED HOUSE / GORGEOUS CORNER GARDENS / AMPLE PARKING & DOUBLE GARAGE / SPACIOUS LIVING OVER 2 FLOORS / CONTEMPORARY STYLED OPEN PLAN ISLAND KITCHEN / INTEGRATED APPLIANCES / EXTENDED MAIN BEDROOM WITH EN-SUITE / CALL NOW - VIEW TODAY //

Enjoying lovely corner gardens, this extended 4 bedroom detached house offers a lot more than most. The modern living space has been extended over the years and now offers well designed and well proportioned family living. It has a gas radiator central heating system, pvc double glazing, solar panels and briefly comprises: Spacious entrance hall, large square lounge, extended dining room, contemporary island kitchen which opens into a garden room, plus a utility room and a ground floor wc. On the first floor there are 4 large bedrooms, the main bedroom offers a dressing area with fitted wardrobes and an en-suite shower room, plus there is a separate shower room (formerly a bathroom). Outside the large corner gardens create even more family space with ample parking, a double garage with electric doors and additional hard standing to the side perfect for a caravan/ motorhome. All in all a beautiful home in this highly desirable area, close to good schools, local shops and on the door step of Lakeside retail and leisure and of course the City Centre. MOTIVATED SELLER. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE
15'10" max x 13'2" max (4.83m max x 4.01m max)

FAMILY/DINING ROOM
17'10" x 12'4" (5.44m x 3.76m)

BREAKFAST KITCHEN
13'11" x 13'4" (4.24m x 4.06m)

GARDEN ROOM
13'6" x 9'5" (4.11m x 2.87m)

UTILITY ROOM

WORKSHOP

FIRST FLOOR LANDING

BEDROOM 1
21'4" x 10'4" (6.50m x 3.15m)

EN-SUITE SHOWER ROOM

BEDROOM 2
14'11" x 12'8" (4.55m x 3.86m)

BEDROOM 3
12'8" x 9'4" (3.86m x 2.84m)

BEDROOM 4
9'10" x 8'2" (3.00m x 2.49m)

SHOWER ROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

