



## 21a Birchwood Dell

Bessacarr, Doncaster, DN4 6SY

### Asking Price £495,000

SUPERB, 'ONE OFF' NEW HOME WITH PROPOSED BUILD COMPLETION OF SPRING 2026

Positioned within this exclusive residential setting, off Warrington Drive, this is a high quality new home, offering well proportioned accommodation, with flexible living space over 2 floors.

Briefly comprises; entrance hall, open plan kitchen / dining / living area. WC. Ground floor bedroom suite with shower room. First floor provides Master Bedroom suite with bathroom and dressing area. Further en suite bedroom. Outside; private gardens extend to the corner plot, integral store and parking for 2 vehicles.

Highly energy efficient home with air source heat pump and underfloor heating to ground floor.

Ideal for those purchasers wishing to downsize with the benefit of bedroom accommodation to both the ground and first floor.

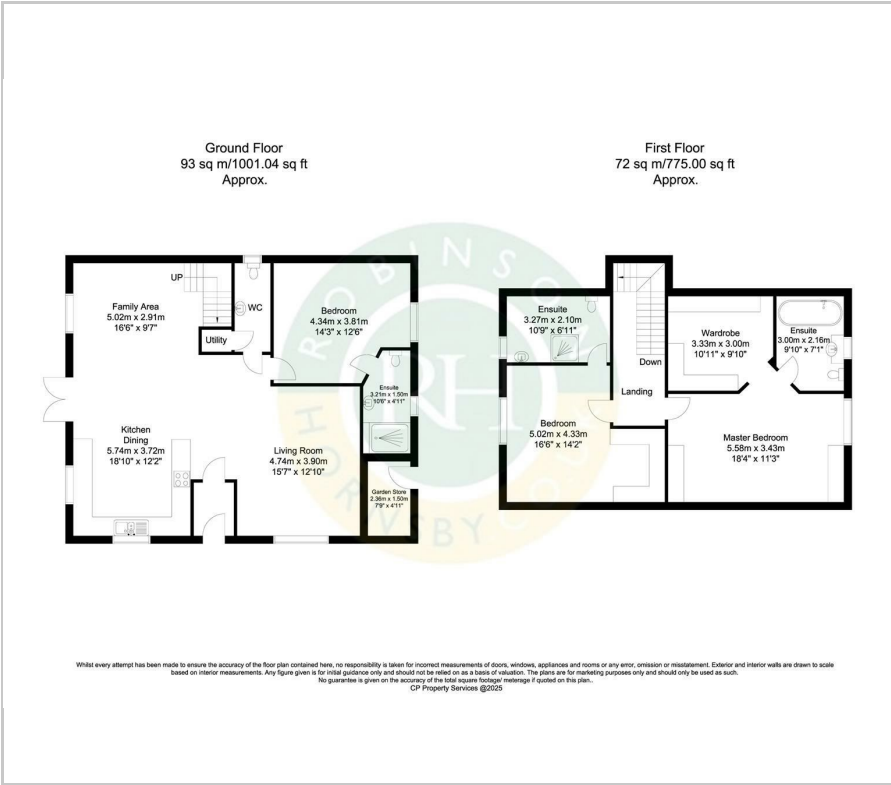
- NEW HOME IN PRIME DONCASTER LOCATION
- high standard of internal appointment
- private plot with off road parking for 2 cars (minimum)
- around 1800 sq ft of flexible accommodation
- contemporary open plan living
- close to host of amenities, excellent road and rail links
- 10 year warranty
- proposed build completion Spring 2026
- very efficient with heating via air source heat pump
- reservation now available

### Viewing

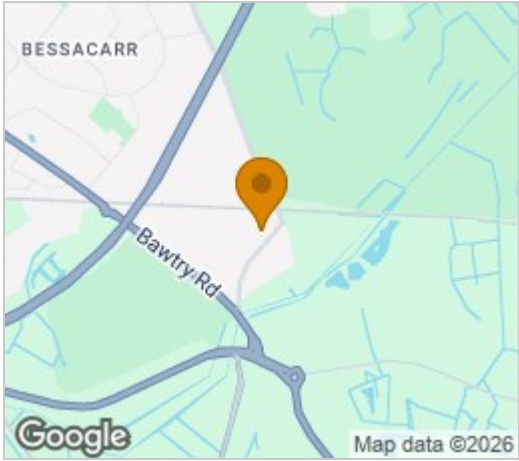
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



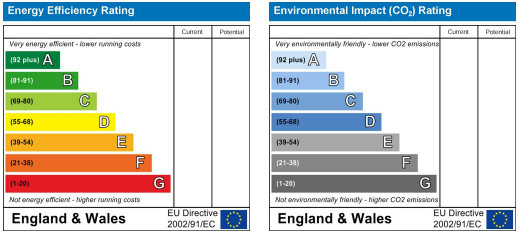
Floor Plan



Area Map



Energy Efficiency Graph



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