



**Nearfield Road, Bessacarr Doncaster**

**welcome to**

## **Nearfield Road, Bessacarr Doncaster**

GUIDE PRICE £260,000-£270,000. This spacious three bedroom semi-detached family home with scope to extend subject to planning permission benefits from three reception rooms, a ground floor shower room and a West facing garden with an outdoor gazebo and ample entertaining space. No chain!



## **Entrance Porch**

With a front facing exterior door, a side facing double glazed window and a further door giving access into the entrance hall.

## **Entrance Hall**

With a central heating radiator and stairs which rise to the first floor landing. There is access to the ground floor shower room.

## **Ground Floor Shower Room**

Fitted with a wet room style shower with screen, a corner hand wash basin and a low flush WC. There is a front facing obscure double glazed window, wall to floor tiling and a central heating radiator.

## **Lounge**

15' x 11' 1" ( 4.57m x 3.38m )

With a front facing double glazed window, a central heating radiator, picture rail, spotlights to the ceiling, a TV media feature wall with decorative feature electric fireplace surround, decorative coving and a door which provides access to dining room.

## **Kitchen**

13' 10" x 7' 9" Max ( 4.22m x 2.36m Max )

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. The kitchen has space for a free-standing five ring Rangemaster cooker with complimentary splashback and cooker hood above, space for a fridge-freezer and plumbing for a washing machine. There is a rear facing double glazed window looking out onto the rear garden and a side facing exterior facing door gives access to the driveway.

## **Dining Room**

10' x 11' 1" ( 3.05m x 3.38m )

With laminate flooring and double doors which open onto the rear family room. The dining room has coving to the ceiling, a central heating radiator and space for a dining table and chairs.

## **Family Room**

13' 4" x 10' 9" ( 4.06m x 3.28m )

With rear and side facing double glazed windows, a central heating radiator and coving to the ceiling.

## **First Floor Landing**

With a side facing double glazed window, a loft hatch and a useful storage cupboard.

## **Bedroom One**

12' 11" Max x 12' ( 3.94m Max x 3.66m )

With a front facing double glazed window, fitted wardrobes providing a range of hanging and storage space, spotlights and coving to the ceiling and a central heating radiator.

## **Bedroom Two**

12' 11" Max x 12' 10" Max ( 3.94m Max x 3.91m Max )

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

## **Bedroom Three**

8' 6" x 7' 9" ( 2.59m x 2.36m )

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

## **Shower Room**

Fitted with a low flush WC, a hand wash basin on a vanity unit and a shower cubicle with shower. There is a heated towel rail, wall to floor tiling and downlights to the ceiling.

## **Outside**

To the front of the property there is an impressive block paved driveway providing a superb range of off road parking whilst to the side is continued parking by a side gate which in-turn leads to the garage. To the rear of the property there is a private lawned garden and situated behind the garage is a block paved patio with sheltered gazebo. There is outdoor power and lights perfect for outdoor entertainment and hosting.



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## Nearfield Road, Bessacarr Doncaster

- GUIDE PRICE £260,000-£270,000
- SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSIONS
- DINING AND SITTING ROOM
- CLOSE TO A RANGE OF SCHOOLS AND LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£250,000**



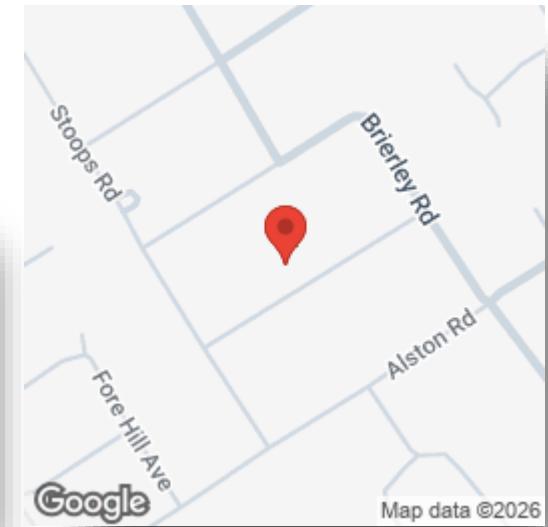
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Property Ref:  
DCR121114 - 0004

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Please note the marker reflects the postcode not the actual property



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