



Nearfield Road, Bessacarr Doncaster

welcome to

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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR121114 - 0004

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