



**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



**view this property online** [williamhbrown.co.uk/Property/DCR121686](http://williamhbrown.co.uk/Property/DCR121686)



welcome to

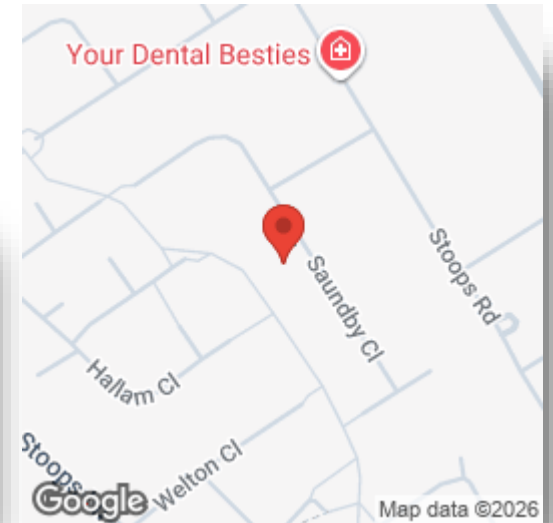
## Saundby Close, Bessacarr Doncaster

- IDEAL FOR AN EXTENDED OR GROWING
- SPACIOUS BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM WITH FRENCH DOORS
- GRANITE KITCHEN DINER
- GROUND FLOOR WC, UTILITY AND PANTRY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR121686](http://williamhbrown.co.uk/Property/DCR121686)



Property Ref:  
DCR121686 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**