



Fillies Avenue, Bessacarr Doncaster

welcome to

Fillies Avenue, Bessacarr Doncaster

This five bedroom stone built detached family home is situated on a corner plot in this cul-de-sac location with a double garage, a beautiful kitchen with island and family room. Situated on the Warren Park development with an enclosed landscaped rear garden.



Entrance Hall

With a front facing composite door, two front facing double glazed windows, stairs which rise to the first floor landing and a central heating radiator.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap. There is a central heating radiator and splashback tiling.

Dining Room

12' 11" x 12' 4" (3.94m x 3.76m)

With two front facing double glazed windows, a central heating radiator, coving to the ceiling and useful understairs storage. Double doors give access through to the lounge.

Lounge

23' 1" x 12' 9" (7.04m x 3.89m)

With two front facing double glazed windows, two central heating radiators, a TV media wall with electric feature fire, coving to the ceiling and rear facing French doors which lead out to the rear garden. There is access through to the family room.

Family Room

14' 10" x 10' 8" (4.52m x 3.25m)

With rear facing double glazed windows, herringbone effect flooring, a TV media wall, central heating radiator and open access through to the open plan kitchen diner.

Open Plan Kitchen Diner

16' 7" x 13' (5.05m x 3.96m)

A stunning kitchen which is fitted with a range of wall and base units with coordinating Quartz work surfaces housing the insert sink and drainer with mixer tap and hot top. The kitchen has a Quartz focal seated island housing the insert electric oven with insert cooker hood. There is a wine cooler, an integrated dishwasher, space for an insert American style fridge-freezer, under wall unit lighting, herringbone effect flooring and Quartz splashback. There are two rear facing double glazed windows, spotlights to the ceiling and pendant lighting to the island. Access through to the utility room.

Utility Room

10' 4" x 5' 3" (3.15m x 1.60m)

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap and complimentary mosaic effect splashback. There is a wall mounted boiler, an integrated oven, plumbing for a dishwasher and dryer and a side facing door providing access to the rear garden.

First Floor Landing

With a loft hatch and a useful storage cupboard.

Bedroom One

13' 8" x 13' 3" (4.17m x 4.04m)

With two front facing double glazed windows, a central heating radiator and mirror fronted sliding fitted wardrobes. Access through to the en-suite bathroom.

En-Suite Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer tap, rainfall effect shower over and screen. There is wall to floor tiling, downlights to the ceiling, an extractor fan, a heated towel rail and a rear facing obscure double glazed window.

Bedroom Two

12' 9" x 11' 10" (3.89m x 3.61m)

With two front facing double glazed windows, a central heating radiator, coving to the ceiling and mirror fronted sliding fitted wardrobes.

Bedroom Three

12' 9" x 10' 11" (3.89m x 3.33m)

With a rear facing double glazed windows, a central heating radiator, coving to the ceiling and mirror fronted sliding fitted wardrobes.

Bedroom Four

10' 6" x 10' 8" (3.20m x 3.25m)

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

Bedroom Five

8' 11" x 7' 2" (2.72m x 2.18m)

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

Bathroom

Fitted with a four piece suite comprising of a low flush WC, a wash hand basin with mixer tap, a shower cubicle with shower and a panelled bath with mixer tap. There is an extractor fan, downlights to the ceiling, tiling to the walls and a heated towel rail.

Outside

To the front of the property there is an open plan gravel front garden with a range of shrubs and plants. To the rear of the property there is a stone pillared fence enclosed rear garden with lawn and extensive patio. There is a hot tub area, gravel areas and composite decked patio with power and lights perfect for outdoor entertaining. A side facing external door provides access to the stone built detached garage. There is a block paved driveway to the rear providing off road parking which leads to the double garage.

Double Garage

With two sets of up and over doors, power and lights.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DCR125416



welcome to

Fillies Avenue, Bessacarr Doncaster

- CHARLES CHURCH STYLE STONE BUILT HOME
- DUAL ASPECT LOUNGE OVER 23 FT IN LENGTH
- MASTER BEDROOM WITH EN-SUITE
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- CLOSE LINKS TO A RANGE OF WOODLAND WALKS, THE MOTORWAY NETWORK AND GREAT YORKSHIRE WAY

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers over

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125416



Property Ref:
DCR125416 - 0004

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



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



williamhbrown.co.uk