



Stoops Road, Bessacarr Doncaster DN4 7EP

welcome to

Stoops Road, Bessacarr Doncaster

GUIDE PRICE £475,000-£500,000 A unique opportunity to purchase this fabulous three bedroom detached home, complemented by a substantial four-bedroom detached bungalow/annex to the rear. Both properties offer spacious accommodation throughout and are set within a generous plot.



Entrance Hall

A front facing sealed unit door gives access into the entrance hall, which has wooden flooring and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed bay window, a central heating radiator and double doors which open onto the family room.

Family Room

With rear facing double glazed French doors which give access to the garden.

Dining Room

With a side facing double glazed window, two central heating radiators and open access into the kitchen.

Kitchen

Tastefully appointed with a range of kitchen wall and base units with coordinating worksurfaces housing the 1 and 1/2 bowl stainless sink and drainer with mixer tap. There is space for a professional cooker with a six ring gas hob, an extractor fan, complimentary splashback tiling and an integrated washing machine and dishwasher. There is quality wood flooring, a rear facing double glazed window and further double glazed French doors which give access to the rear patio and garden beyond.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin and a central heating radiator. There is a side facing obscured double glazed window, tiling to the floor and a wall mounted gas central heating boiler.

Half Landing

With a side facing double glazed window and a central heating radiator. Stairs continue to the landing

Landing

With down lights and an A.C unit.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a W.C, a wash hand basin with mixer tap and a panelled bath with shower over. There is a rear facing obscured double glazed window, a chrome heated towel rail, tiled flooring and downlights to the ceiling.

W.C

With a front facing obscured double glazed window, a low flush W.C, a wash hand basin and a chrome heated towel rail.

**** Bungalow / Annex ****

To the rear of the garden is a purpose built self contained four bedroom detached bungalow which is ideal for families and could also be used as an air B&B.

Entrance Hall

A spacious entrance hall with a side facing sealed unit door.

Living Dining Kitchen

With French doors giving access to the garden and three side facing double glazed windows providing an abundance of natural light. The kitchen is fitted with a range of wall and base units with coordinating worksurfaces housing stainless steel sink and drainer with mixer tap. There is plumbing for a washing machine and dishwasher, space for a fridge freezer and space for a professional style cooker with a six ring gas hob. There is splashback tiling, an extractor fan and a storage pantry.

Wet Room

Fitted with W.C, a wash hand basin with mixer tap and a shower. There is a chrome heated towel rail, a front facing obscured double glazed window and a tiled floor.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Office

Benefiting from its on entrance, with a side facing double glazed window and a central heating radiator. A versatile room which could cater as a further bedroom or consulting room.

En-Suite Shower Room

Accessed from the office, fitted with a W.C, a wash hand basin and a shower cubical with shower. There is partial tiling to the walls and floor, a side facing obscured double glazed window and a central heating radiator.

Outside

Outside, the property occupies a generous corner plot with well presented gardens to the front, side and rear. A substantial driveway provides spacious off-road parking for multiple vehicles. To the rear, there is a generous garden featuring raised patio areas ideal for hosting and entertaining, along with an additional sheltered patio space and a garden bar.

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/DCR125806



welcome to

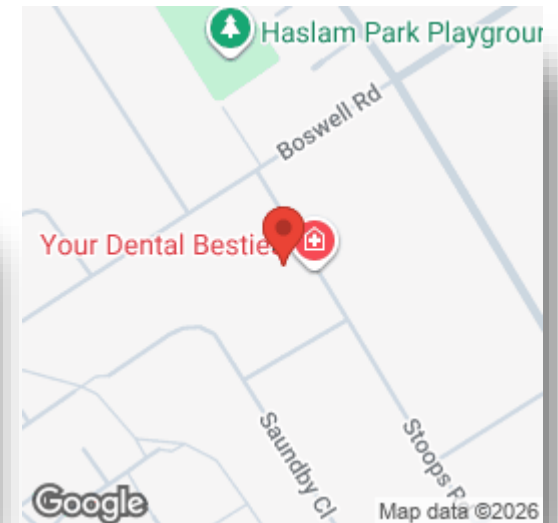
Stoops Road, Bessacarr Doncaster

- GUIDE PRICE £475,000-£500,000
- EXTENDED THREE BEDROOM DETACHED FAMILY HOME WITH THE ADDITION OF A FOUR BEDROOM DETACHED BUNGALOW/ ANNEX
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- WELL PRESENTED AND SPACIOUS ACCOMMODATION THROUGHOUT
- GARDENS TO BOTH FRONT AND REAR

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£475,000-£500,00



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125806



Property Ref:
DCR125806 - 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