



Stayers Road, Bessacarr Doncaster

welcome to

Stayers Road, Bessacarr Doncaster

Situated on this sought after development is this spacious four bedroom detached family home benefiting from an open plan dining kitchen, garden room, en-suite to master bedroom, driveway and garage. Ideal for growing and extended families.



Entrance Hall

With a front facing composite door, a central heating radiator, thermostat and stairs which rise to the first floor.

Study

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

Lounge

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

Open Plan Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven, an integrated dishwasher and space for an American style fridge-freezer. There is a breakfast bar, a column style central heating radiator, area for a dining table and chairs, feature panelling, a rear facing double glazed window, access to the utility room and open plan access to the garden room.

Garden Room

With rear and side facing double glazed windows, a roof lantern, spotlights to the ceiling, wall light points, a central heating radiator, feature panelling, an electric log burner and side facing French doors to the rear garden.

Utility Room

Fitted with wall and base units with work surfaces beneath which is plumbing for a washing machine. There is a wall mounted boiler, an extractor fan, a rear facing door leading out to the rear garden and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin with splashback tiling. There is a central heating radiator, feature panelling and a side facing obscure double glazed window.

First Floor Landing

With a storage cupboard and access to the loft.

Bedroom One

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

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is splashback tiling, a central heating radiator, extractor fan and a rear facing obscure double glazed window.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is partial tiling to the walls, a central heating radiator, an extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with hedging to the borders and a pathway to the front entrance. To the rear of the property there is an enclosed lawned garden with paved patio areas, pergola, outside taps, an EV charging point and access to the garage and rear driveway. To the rear there is a driveway providing off road parking which leads to the garage.

Garage

With an up and over door, power and courtesy door to the rear garden.

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.



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Stayers Road, Bessacarr Doncaster

- VERSATILE STUDY
- OPEN PLAN DINING KITCHEN
- GROUND FLOOR WC AND UTILITY
- SPACIOUS GARDEN ROOM WITH FRENCH DOORS TO REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127185 - 0003

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.

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