



Dunniwood Avenue, Bessacarr Doncaster

welcome to

Dunniwood Avenue, Bessacarr Doncaster

This spacious detached family home is situated in the sought after location of Bessacarr and benefits from gardens to the front and rear, ample off road parking and a useful garage. Conveniently located close to a range of local amenities and excellent transport links.



Entrance Hall

With a front facing sealed unit door with obscure double glazed side panels, oak flooring, a central heating radiator, coving and spotlights to the ceiling. There are stairs which rise to the first floor landing and a useful storage cupboard.

Study / Utility

A versatile room with access to the ground floor WC.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin, a central heating radiator and a tiled floor.

Lounge

A beautifully proportioned lounge with a front facing double glazed window, coving to the ceiling and a feature natural stone fireplace forming the focal point of the room, housing a gas coal effect fire. There are two central heating radiators, two wall light points and patio doors opening into the conservatory.

Conservatory

With rear and side facing double glazed windows, side facing French doors to the rear garden and laminate flooring. There are spotlights to the ceiling and an electric heater.

Dining Area

A fantastic space for entertaining family and friends, featuring rear facing double glazed French doors providing direct access to the rear garden. There is a central heating radiator, two wall light points and open access through to the kitchen. A further door gives access to the garage.

Kitchen

Conveniently open plan from the dining area the kitchen is fitted with a range of wall and base units with coordinating work surfaces housing the 1 and 1/2 bowl sink and drainer. There is a gas hob with extractor above, complimentary tiling, an eye level electric double oven and grill, space for a fridge-freezer and a cupboard housing the combi boiler

which was installed in 2023. There is a rear facing double glazed window, tiled flooring and a central heating radiator. Access into the lounge.

First Floor Landing

With a side facing double glazed window, a loft hatch and a useful storage cupboard.

Bedroom One

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

Bedroom Two

With front and side facing double glazed windows, coving to the ceiling and a central heating radiator.

Bedroom Three

With two front facing double glazed windows, a central heating radiator, a storage cupboard over the bulk head and coving to the ceiling.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap, a panelled bath with mixer tap and shower attachment and a shower cubicle with shower. There is a rear facing obscure double glazed window, partial tiling, coving and downlights to the ceiling

Outside

To the front of the property is an open plan lawned garden with a block paved driveway providing ample off road parking which in-turn leads to the garage. There is a pathway to the rear from each side of the property. To the rear is a generous enclosed garden, mainly laid to lawn with mature shrubs and trees providing a good degree of privacy. There is also a patio area, an outside tap and a garden shed with power.

Integral Garage

With an electric up and over door and a practical utility area situated to the rear, with plumbing for a washing machine, space for a tumble dryer and a sink. There is access to the dining area and power.

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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welcome to

Dunniwood Avenue, Bessacarr Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- POPULAR SOUGHT AFTER LOCATION
- IDEAL FOR THOSE LOOKING TO UPSIZE
- SITUATED CLOSE TO A RANGE OF REPUTABLE SCHOOLS AND EXCELLENT AMENITIES
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127137 - 0004

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