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Rose Hill Court, Bessacarr, Doncaster, DN4 5LY  
Offers Over £415,000 - £435,000



LARGE EXTENDED DETACHED BUNGALOW / 3/4 DOUBLE BEDROOMS & 2 BATHROOMS / SPACIOUS AND WELL LAID OUT VERSATILE SINGLE STOREY LIVING / LARGE KITCHEN AND SEPARATE UTILIY ROOM / HIGHLY REGARDED RESIDENTIAL CUL DE SAC OFF ROSE HILL RISE / DOUBLE GARAGE & SW REAR GARDENS / VIEWING ESSENTIAL//

Located in this highly desirable cul-de-sac off Rose Hill Rise, an attractive and very large, extended 3/4 double bedroom detached bungalow. It's well situated with a South Westerly facing rear garden, ample parking and a double garage. A true bungalow with all the accommodation on the level it has gas central heating, double glazing and briefly comprises: Large entrance hall, lounge, separate dining room, home office / bedroom 4, conservatory, breakfast kitchen, utility room, 3 double bedrooms, en-suite shower room and a bathroom. Outside are attractive gardens, designed now for lower maintenance. Rose Hill enjoys good access to the city, Lakeside retail and leisure and access to the M18/A1 and motorway networks. VIEWING STRICTLY BY APPOINTMENT THROUGH THE SELLING AGENT.

**ACCOMMODATION**  
A timber casement door leads into the property's entrance hall.

**ENTRANCE HALL**  
This is a lovely spacious hall with doors leading off to the living and bedroom accommodation. It has ornate cornicing a deep built in double wardrobe style cupboard, a further cupboard that houses the hot water cylinder with linen storage above and access point into the loft space which has a retractable ladder. Double doors from here lead into a lounge.

**LOUNGE**  
**13'1" x 18'4" (3.99m x 5.59m)**  
This is a beautiful lounge that is a particularly good size and has a feature fire place with a gas fire inset, coving to ceiling, central ceiling light, matching wall lights, ornate wall friezes. Double glazed sliding patio doors give access in to the garden room. A separate door leads into the dining room.

**DINING ROOM**  
**11'2" x 12'0" (3.40m x 3.66m)**  
This has a double-glazed window to the side, a central heating radiator, coving to the ceiling and a central ceiling light. This continues into an extended second sitting room/snug or home office.

**SITTING ROOM/HOME OFFICE**  
**10'6" x 13'10" (3.20m x 4.22m)**  
This has a PVC double glazed window to the rear, central heating radiator, coving and a central ceiling light. From the opposite side of the dinging room a door leads into a breakfast kitchen and seperate PVC double glazed sliding glass doors into a large conservatory.

**REAR GARDEN**  
There is an attractive enclosed garden which has been designed for easier and lower maintenance, it is mainly paved with a mixture of concrete and block paving. There is secure gated access to both sides with paved pathway, external water and external lighting, there is only bungalows behind the property and therefore it feels very private. There is shaped raised flowerbeds and borders, stocked with bright and maturing shrubs and plants, external flood lighting and external power points.

**DOUBLE GARAGE**  
**17'6" x 20'2" (5.33m x 6.15m)**  
Power and light laid on, timber casement window to the rear and shelf for utilities and shelf for utilities.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated.

**CONSERVATORY**  
**14'2" x 11'0" (4.32m x 3.35m)**  
This is quite a large living area, there are pvc double gazed windows to the outer walls giving an outlook to the rear garden, with access into the Sitting Room and Lounge via sliding glass doors. There is a wall mounted light and PVC double glazed double opening doors which give access to the rear garden.

**BREAKFAST KITCHEN**  
**11'2" max x 157" max (3.40m max x 47.85m max)**  
This is fitted with a range of modern high and low level units finished with a rolled edge work surface. There is a twin-bowl single drainer stainless steel sink unit with mixer tap, a large five ring gas hob with extractor hood above, integrated double oven and a recess suitable for a dishwasher with appropriate plumbing. There is room for a fridge freezer, further under counter storage. The work surface extends to provide a breakfast bar, coving, inset spotlighting, central ceiling light, tiled floor covering and a door leads to a separate utility room.

**UTILITY ROOM**  
**7'1" x 6'2" (2.16m x 1.88m)**  
This has a single drainer stainless steel sink unit, plumbing for washing machine, a timber casement door, PVC double glazed window, coving, central ceiling light and tiled floor covering. An integral door from here leads into the double garage.

**BEDROOM 1**  
**21'3" max x 13'1" max (6.48m max x 3.99m max)**  
A beautiful double bedroom it has two PVC double glazed windows overlooking the rear garden, a central

heating radiator, fitted bedroom furniture concealing hanging rail and storage, coving, ceiling light including spot-lighting and a door leads in to an en-suite shower room.

**EN-SUITE**  
**6'10" x 7'1" (2.08m x 2.16m)**  
This is fitted with a four-piece suite comprising of a shower enclosure, wash basin and central vanity unit, low flush WC and bidet. There is tiling to the walls, extractor fan, PVC double glazed window, fused shaver point, central heating radiator.

**BEDROOM 2**  
**15'0" max x 12'9" max (4.57m max x 3.89m max)**  
A beautiful second double bedroom it has a timber casement double glazed window to the front, central heating radiator, coving and central ceiling light.

**BEDROOM 3**  
**9'10" x 11""2 (3.00m x 3.35m0.61m)**  
This is a comfortable sized double bedroom with a timber casement double glazed window to the side, central heating radiator, coving and ceiling light.

**FAMILY BATHROOM**  
This is fitted with a suite comprising of panelled bath with independent electric shower over, wash basin and centre vanity unit, low flush WC and bidet. There is a timber casement double glazed window, ceiling light, extractor fan and coving.

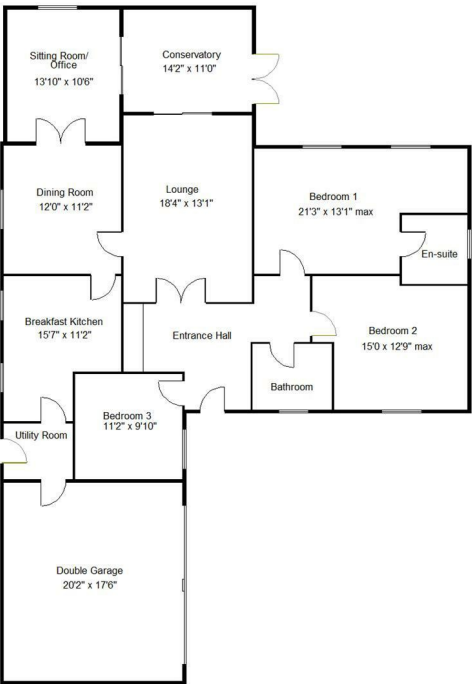
**OUTSIDE**  
To the front of the property there is a large garden with with shrubs and trees in set, with a paved driveway leading to a double garage. To the side of the property there is access to the rear garden.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		