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**Saxton Avenue, Bessacarr, Doncaster**  
**Guide Price £445,000 - £465,000**

# 1 Saxton Avenue, Bessacarr, Doncaster, DN4 7AY

\*\*\*\*\* GUIDE PRICE £445,000 - £465,000 \*\*\*\*\*

**A LARGE TRADITIONAL 4 BEDROOM BAY FRONTED SEMI DETACHED HOUSE / HIGHLY REGARDED RESIDENTIAL ROADWAY, JUST OFF BAWTRY ROAD / WITHIN WALKING OF THE LAWN TENNIS CLUB / LARGE MATURE GARDENS & GARDEN OFFICE BUILDING / EXTENDED CONTEMPORARY OPEN PLAN LIVING DINING KITCHEN / 2 BATHROOMS & WC / STUNNING FAMILY HOME / EARLY VIEWING ESSENTIAL //**

Situated off Bawtry Road, on one of Doncaster's most sought after suburban roadways, a substantial traditional styled 4 bedroom bay fronted semi detached house. It has been extended and remodelled over the years to create a more open plan and modern living space yet retains much of its original charm and appeal. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance portico, into a very large hallway, with a feature quarter turn staircase to the first floor, a spacious bay fronted lounge and a large extended open plan living dining kitchen with a peninsula style cooking island and breakfast bar, with a large pantry off a separate utility room and a ground floor wc. On the first floor a landing leads to 4 good sized bedrooms, 3 large doubles and a single, the main bedroom has an en-suite bathroom plus a modern house bathroom. Outside are large mature gardens, ample parking to the front and side, an extended brick garage and workshop, a recently added insulated timber garden office, with patios, covered seating areas and a pizza oven. Very desirable location with access to the city centre, Lakeside retail and leisure and the motorway network. Viewers will not be disappointed.

## ACCOMMODATION

Double opening doors lead into the entrance porch.

## ENTRANCE PORCH

The porch has a tiled floor covering, storage and a glazed inner door with matching side screens which leads into a large entrance hall.

## LARGE ENTRANCE HALL

This is wide, deep entrance hall which has a feature quarter turn staircase to the first floor accommodation with a tall storage cupboard, finished with real wood flooring, a double panel central heating radiator, coving and a ceiling light. A door from here leads through into the lounge.

## LOUNGE

15'6" max x 14'0" max (4.72m max x 4.27m max)

This is an attractive front facing reception room which has a deep pvc double glazed bay window to the front, a feature log burner inset to an original style fireplace with a tiled hearth, a central heating radiator, coving, central ceiling light, built-in shelving with LED lighting set into the chimney recess. A glazed door leads into a now large open plan living/dining kitchen.

## OPEN PLAN LIVING/ DINING/ KITCHEN

26'10" max x 21'7" max (8.18m max x 6.58m max)

This is a large modern styled living space, probably better demonstrated by the floor plan and photographs. The kitchen

is beautifully finished with a white high gloss cabinet door and a quartz diamante style work surface. Integrated appliances include a 5 ring gas hob with an extractor hood above, integrated oven and grill and a combination style microwave, plus an integrated dishwasher and a single drainer 1½ bowl stainless steel sink unit with contemporary style mixer tap. Within the dining and sitting area there is a real wood covering whilst in the kitchen there is tiled floor covering. There is a feature pendant light and spot lighting, a deep pvc double glazed bay which gives an outlook over the rear garden, plus a further patio doors from the rear of the kitchen. Large walk-in style pantry with utility shelving, pvc double glazed window and a ceiling light. There is a second door which gives access into a separate utility room.

## UTILITY ROOM

This has a pvc double glazed window, a continuation of the tiled flooring, a central heating radiator, central ceiling light and an extractor fan. This in turn gives access into the boiler room which houses a wall mounted gas fired boiler which supplies a pressurised hot water tank.

## GROUND FLOOR WC

This is fitted with a modern two piece white suite comprising of a low flush wc, wash hand basin, there is a central heating radiator, a pvc double glazed window, real wood flooring and a ceiling light.

## FIRST FLOOR LANDING

The stairs rise to a stage landing where there is a feature stained glass window to the side, and leads up to the first floor landing. From here there is access point into the loft space via an attractable timber ladder, a central heating radiator, ceiling light and doors leading to the bedrooms and bathroom.

## BEDROOM 1

16'1" max x 13'0" max (4.90m max x 3.96m max)

This is a large front facing double bedroom which has a deep pvc double glazed bay window to the front, a central heating radiator, coving and a central ceiling light.

## BEDROOM 2

13'10" max x 13'0" (4.22m max x 3.96m)

An excellent sized second double bedroom which has a pvc double glazed window with an outlook over the rear garden, a central heating radiator, coving, central ceiling light and door to an en-suite bathroom.

## EN-SUITE BATHROOM

This has a square deep tub style bath, with a mains plumbed shower over including rainfall shower head, a wash hand basin and a low flush wc. A tall central heating radiator, pvc double glazed window, vinyl flooring, inset spotlighting and an extractor hood.

### BEDROOM 3

13'0" max x 10'0" max (3.96m max x 3.05m max)

Again, an excellent double room which has a pvc double glazed window to the front, a double panel central heating radiator, coving and a central ceiling light.

### BEDROOM 4

8'8" max x 7'6" max (2.64m max x 2.29m max)

The bedroom has a pvc double glazed window with an outlook over the rear garden, a double panel central heating radiator, coving and a central ceiling light.

### BATHROOM

This is fitted with a three piece white suite comprising of a panelled bath with mixer shower over including a rainfall shower head, a glazed screen, a wash hand basin inset to a vanity unit and a low flush wc. Vinyl flooring, pvc double glazed window, inset spotlighting to the ceiling, extractor fan and a central heating radiator.

### OUTSIDE

The property stands in large maturing gardens, to the front there is a double gated access which gives vehicular access onto the front. There is ample car parking and in turn continues down the side of the property to an attached brick garage with power and light laid on. To the rear of the garage there is workshop and separate wc. The front garden is hard landscaped providing additional off road parking with ornamental borders stocked with a variety of maturing shrubs, plants and trees providing privacy during the Summer months.

### REAR GARDEN

This is a beautiful large rear garden all stocked with a good variety of mature shrubs, bushes and trees which offer a high degree of privacy. It has paved patio and sitting areas extending across the rear elevation including pergola with sail creating a covered dining area for the Summer months. This leads onto a large lawn where there are further patio and sitting areas, sunken area with firepit and to the far end there is a TIMBER FRAMED GARDEN OFFICE which has power and light, and a telephone line laid on, perfect for anyone working from home.

### AGENTS NOTES:

TENURE - Freehold

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated except for the feature stained glass window to the side. Age of units various.

HEATING - Gas radiator central heating system with a pressurised hot water cylinder supplying the domestic hot water. Age of boiler TBC.

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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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>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









