

17, Ellers Road, Bessacarr, Doncaster, DN4 7BE



JUST LISTED.....AN AMAZING 5 BED, 3 BATH SEMI DETACHED HOUSE / 2 STOREY SIDE & WRAPAROUND REAR EXTENSION / WELL PROPORTIONED STYLISH LIVING / STUNNING CONTEMPORARY OPEN PLAN 'ISLAND' KITCHEN WITH BI-FOLDS / LOVELY GARDEN WITH OUTSIDE ENTERTAINMENT AREA / AMPLE FRONT PARKING, TWO GARAGES & CAR CHARGING POINT / FIRST TO VIEW WILL BUY //

This large family home is so deceptive from the front, the original traditional styled house benefits from a large 2 storey side and an additional wrap around rear extension to create an amazing and very stylish living space. Gas central heating, PVC double glazing and it briefly comprises: Entrance hall, a large front facing lounge with a feature bay window, the original dining room opens directly into a large open plan 'island' kitchen with integrated appliances and bi-folds which open onto an outdoor entertaining space, utility room and a ground floor shower room. First floor landing, 5 bedrooms, a modern en-suite shower room plus a matching modern house bathroom. Outside there are mature gardens, ample parking, car charging point, 2 garages and a lovely enclosed private rear garden. Highly regarded residential area with access to Lakeside retail and leisure, good local schools. **MOTIVATED SELLER. BOOK YOUR VIEWING TODAY.**

Offers Over £425,000

AGENTS NOTES:

NEW TO MARKET, FULL DETAILS BEING PREPARED AND WILL FOLLOW SHORTLY.

TENURE - Freehold

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 2,000 mbps and upload speeds of up to 2,000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

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

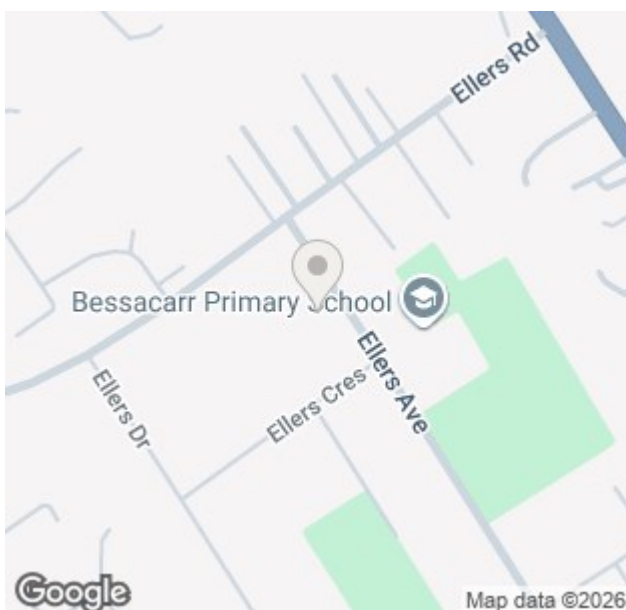
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating

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