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Birchwood Dell, Bessacarr, Doncaster, DN4 6SY  
Guide Price £455,000-£475,000



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SUBSTANTIAL DETACHED BUNGALOW/ GORGEOUS EXCLUSIVE TREE LINED ROADWAY/ LARGE PRIVATE MATURE GARDENS/ 4 DOUBLE BEDROOMS/ 3.5 BATHROOMS/ OFFERED WITH VACANT POSSESSION/ VIEWING ESSENTIAL.

ACCOMMODATION

Two double opening contemporary style glazed doors give access into a large glazed hall.

CONTEMPORARY HALL & SUNROOM  
18'11" x 12'8" (5.77m x 3.86m)

This is probably better demonstrated by the floorplan and photographs, it's an open arrangement, southerly facing and leads into the living accommodation. It has a tiled floor with underfloor heating, floor to ceiling windows, a central pendant ceiling light and 2 deep built in storage cupboards.

LOUNGE  
20'9" x 12'10" (6.32m x 3.91m)

A large spacious reception room with 2 windows, plus patio doors which give an outlook and access into the rear garden. There is a feature ceiling with exposed beams on display, an Adams style fireplace incorporating an electric fire and a door leading into the dining room.

SEPARATE DINING ROOM  
17'0" x 11'8" (5.18m x 3.56m)

A separate door from the hall also gives access into the room. Again a good size, it has double glazed sliding doors giving access onto the rear patio, real wood flooring, 2 central heating radiators and an ornate feature ceiling including a ceiling rose and a pendant light.

CENTRAL HALL  
10'3" x 10'3" (3.12m x 3.12m)

Finished with a feature central circular skylight, PVC double glazing, a pendant light and doors leading off to

OFFICE  
10'0" x 6'8" (3.05m x 2.03m)

This is fully fitted with bespoke furniture including a concealed PC desk with shelving and lighting. There is a further PVC double glazed door which gives access onto the patio, a contemporary style radiator, tiled flooring and inset spotlighting to the ceiling.

SEPARATE W/C

This has a low flush W/C, a wash hand basin, a central heating radiator, tiling, storage cupboard, an extractor fan and a ceiling light.

BREAKFAST KITCHEN

16'2" x 11'8" (4.93m x 3.56m)

A good size, it is fitted with a range of high and low level oak style cabinet doors with a contrasting work surface. a 1 1/2 bowl composite sink, a four ring ceramic hob with an extractor hood above, a double oven, boarded flooring and 2 kick space heaters. 2 PVC double glazed windows and a double glazed central ceiling skylight.

UTILITY ROOM

10'0" x 6'3" (3.05m x 1.91m)

Fitted with a a range of base and wall units with a 1 1/2 bowl sink over, a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is plumbing for an automatic washing machine, room for a tumble dryer, a double panel central heating radiator, PVC double glazing, a ceiling light and boarded flooring.

LONG HALLWAY

34'0" x 5'8" (10.36m x 1.73m)

The long hallway itself makes a statement, it has double doors to the far end, feature display plaster work, 2 double glazed central ceiling roof lanterns and doors leading to the remaining accommodation.

PRINCIPAL BEDROOM (EN-SUITE)

16'0" x 14'7" (4.88m x 4.45m)

A great sized double bedroom as evidenced by the measurements, it has a PVC double glazed window and PVC sliding patio doors which lead onto the rear patio and garden. There is a central ceiling light, 2 central heating radiators and a doorway continuing into the dressing room and en-suite.

DRESSING & EN-SUITE SHOWER ROOM

With fitted wardrobes, a central heating radiator, spotlighting this opens into the shower room where there is a shower enclosure, a wash basin set onto a floating vanity unit and a low flush W/C. Finished with tiling, an extractor fan and a ceiling light.

BEDROOM 2 (EN-SUITE)

13'8" x 10'7" (4.17m x 3.23m)

Again, a good sized double bedroom with fitted wardrobes, a PVC double glazed window to the side, a central heating radiator, coving, a central ceiling light and a door into the en suite shower room.

CONTEMPORARY EN SUITE

Recently upgraded it has a walk in shower with a glazed shower screen, an electric shower unit, a wash hand basin set into a vanity unit, a low flush W/C, modern grey and white tiling, coordinating tiled flooring, an extractor fan and inset spotlighting to the ceiling.

BEDROOM 3

13'8" x 10'6" (4.17m x 3.20m)

An attractive double room with a dual aspect having a PVC double glazed window to the side and rear, a central heating radiator, coving and a central ceiling light.

BEDROOM 4

12'6" x 10'0" (3.81m x 3.05m)

A double bedroom, this has a PVC double glazed window to the side, a central heating radiator, coving and a central ceiling light.

BATHROOM

10'0" x 8'3" (3.05m x 2.51m)

Fitted with a modern four piece suite comprising of a contemporary styled free standing bath, a corner shower enclosure, a wash hand basin and a low flush W/C. There is a double glazed velux window into a sloping ceiling, a built in airing cupboard (with radiator), inset spotlighting to the ceiling, a wall mirror and a contemporary style towel rail/ radiator.

OUTSIDE

The property stands on a beautiful mature plot, extending to approximately one third of an acre\*\*. The rear garden feels very secluded with a good variety of trees, shaped flowerbeds and borders stocked with a range of shrubs and plants, a decked patio and sitting area, an ornamental pond and several timber and brick/ timber outbuildings.

PARKING & GARAGE

16'0" x 14'2" (4.88m x 4.32m)

A large driveway provides ample parking and leads to a large garage with power and light laid on and an electric remote door.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler.

COUNCIL TAX - This property is Band E.

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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