



22 St. Augustines Road, Bessacarr , Doncaster, DN4 5LN

Located within a highly sought-after residential area, this modern three-bedroom detached bungalow represents an excellent opportunity to acquire a beautifully presented home, offered with no onward chain and ready for immediate occupation.

The accommodation is both spacious and well-balanced, beginning with a generous lounge flooded with natural light, creating a warm and inviting living space. The heart of the home is the stunning contemporary kitchen, finished to a high standard with modern cabinetry, quality fittings, and ample workspace, making it ideal for both everyday living and entertaining. The property also boasts a stylish, modern bathroom, designed with elegance and practicality in mind.

There are three well-proportioned bedrooms, offering flexible accommodation suitable for families, downsizers, or those requiring home office space. Throughout the property, the benefits of gas central heating and double glazed windows ensure comfort and energy efficiency all year round.

Externally, the bungalow continues to impress. To the front, there is off-road parking, while a shared driveway provides access to a detached garage located at the rear. The enclosed rear garden offers a private and secure outdoor retreat, perfect for relaxing, gardening, or entertaining guests.

Conveniently positioned close to local amenities, transport links, and everyday services, this property combines modern living with an excellent location. A 3D virtual tour is available, allowing prospective buyers to explore the layout and presentation from the comfort of their own home.

EPC Rating: D | Council Tax Band: C

An excellent residence in a desirable setting — early viewing is strongly recommended to fully appreciate the quality and space on offer.

Offers in the region of £275,000

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- Sought-after residential location
- Stunning contemporary kitchen and bathroom
- Shared driveway providing access to a detached rear garage
- Close to local amenities with 3D virtual tour available: EPC Rating: D | Council Tax Band: C
- Modern three-bedroom detached bungalow
- Offered for sale with no onward chain
- Enclosed and private rear garden
- Spacious and well-presented lounge
- Off-road parking to the front of the property
- Gas central heating and double glazed windows

Porch

3'6" x 1'8" (1.09 x 0.51)

Bathroom

6'2" x 6'11" (1.90 x 2.12)

Hallway

3'8" x 17'0" (1.14 x 5.19)

Lounge

11'6" x 15'10" (3.51 x 4.84)

Kitchen/Diner

9'8" x 16'9" (2.95 x 5.11)

Master bedroom

9'9" x 11'8" (2.98 x 3.56)

Bedroom 2

9'2" x 10'0" (2.81 x 3.07)

Bedroom 3

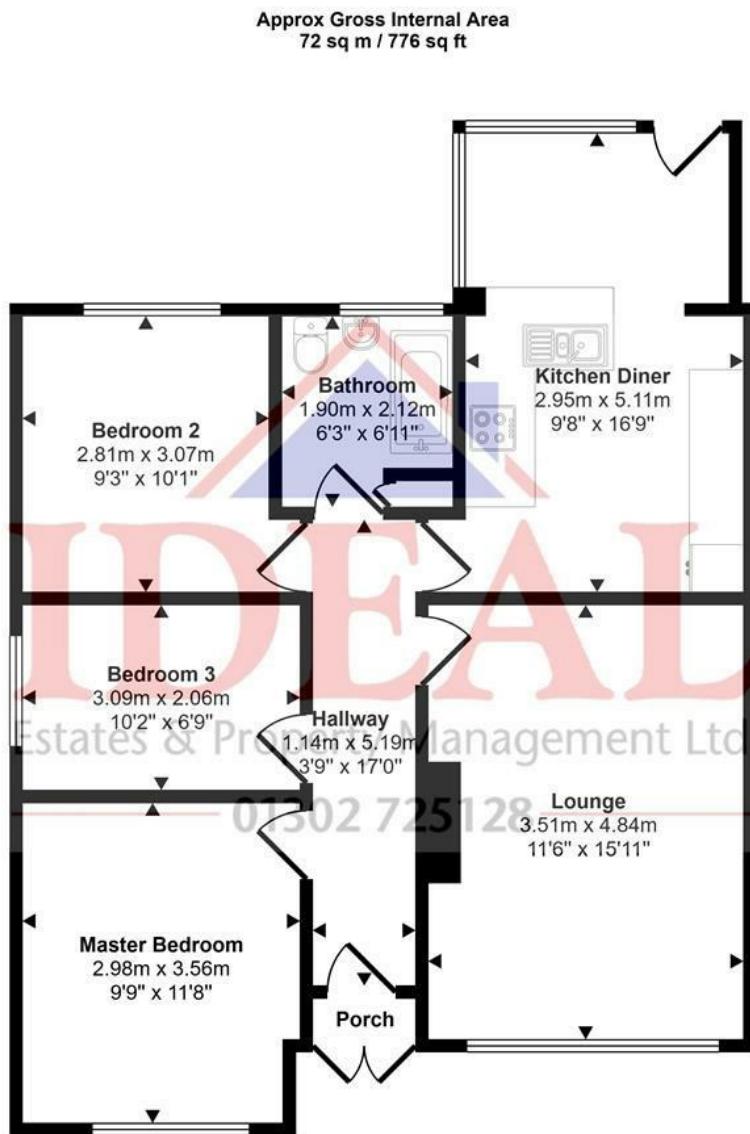
10'1" x 6'9" (3.09 x 2.06)



Directions



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	