



# 10 Grange Road

Bessacar, Doncaster, DN4 6SA

## Offers Over £450,000

This is a rare opportunity to purchase a fantastic property designed by a local architect, offering versatile accommodation over two floors. It was built with the highest quality fixtures and fittings and is now priced to allow for modernisation. The mature garden is beautifully presented and a suntrap in the summer. Lying within walking distance of two convenience stores, bus routes, two reputable schools and a golf course, this property must be viewed. Entering through the carved solid oak front doors into an enclosed porch, the inner doors open onto the large dining room with vaulted ceiling, feature oak staircase and large patio windows giving access to the private rear garden. Double doors to the right lead into a large sitting room with inglenook fireplace and living gas fire. An inner lobby with cloakroom and WC gives access to the double garage. To the left lies the breakfast kitchen with utility room off. Also on the ground floor is a large double bedroom with ensuite and a study/bedroom 5. This area could be used for a dependent relative if needed. Upstairs are three further double bedrooms, a bathroom and two large walk-in storage cupboards. Access could be made through one of the cupboards to the area over the garage for an extension subject to planning. Outside ample parking for several cars leading to integral double garage, wrap around gardens laid to lawn with decorative shrubs and plants.

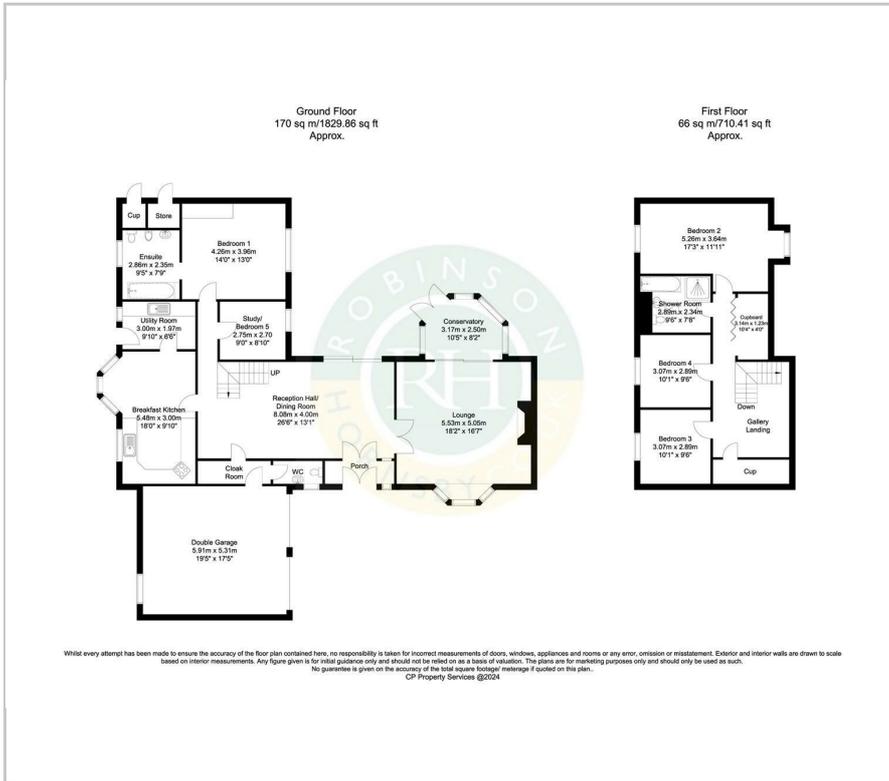
- Executive 4 bedroom detached property
- Brought to the market with NO ONWARD CHAIN
- Prestigious location with potential for extensions subject to planning
- Walking distance of amenities
- Reputable schools closeby
- Bus routes a short distance away
- Stunning dining hall with vaulted ceiling
- Formal lounge with living flame gas fire
- Pleasant gardens, driveway and integral double garage
- Freehold, council tax band G

### Viewing

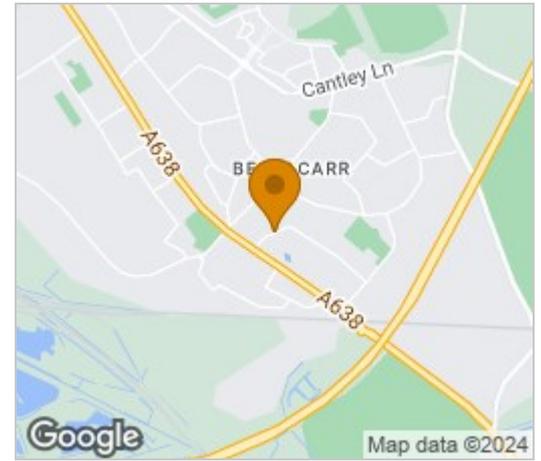
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



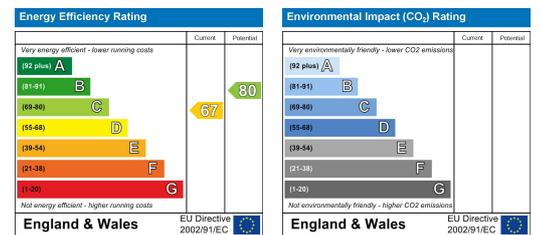
# Floor Plan



# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.