



# 194 Bawtry Road

Bessacarr, Doncaster, DN4 7BZ

## Offers In The Region Of £650,000

A beautiful family home offering versatile accommodation situated on approx. 0.35 acre plot boasting south facing gardens. The layout includes: entrance hall which is open to the lounge area offering pleasant garden views, further spacious dining room with ample space for entertaining. Kitchen/breakfast room fitted with quality units and breakfast bar area, further leading to a utility and useful integral storage space. There are 3 bedrooms to the ground floor, The master suite has a well appointed ensuite bathroom, bedroom two with ensuite shower room and bedroom 3 with a separate shower room. To the first floor there is a spacious landing/playroom area ideal for further storage, two bedrooms lead from the landing. Outside there is a gravel driveway providing parking for at least 3 cars, to the rear there is a generous terrace, steps lead to a large lawned area with summerhouse and timber shed, mature borders offers a good degree of privacy. The property is located within easy reach of reputable schools, local bus routes, recreational parks and motorway networks.

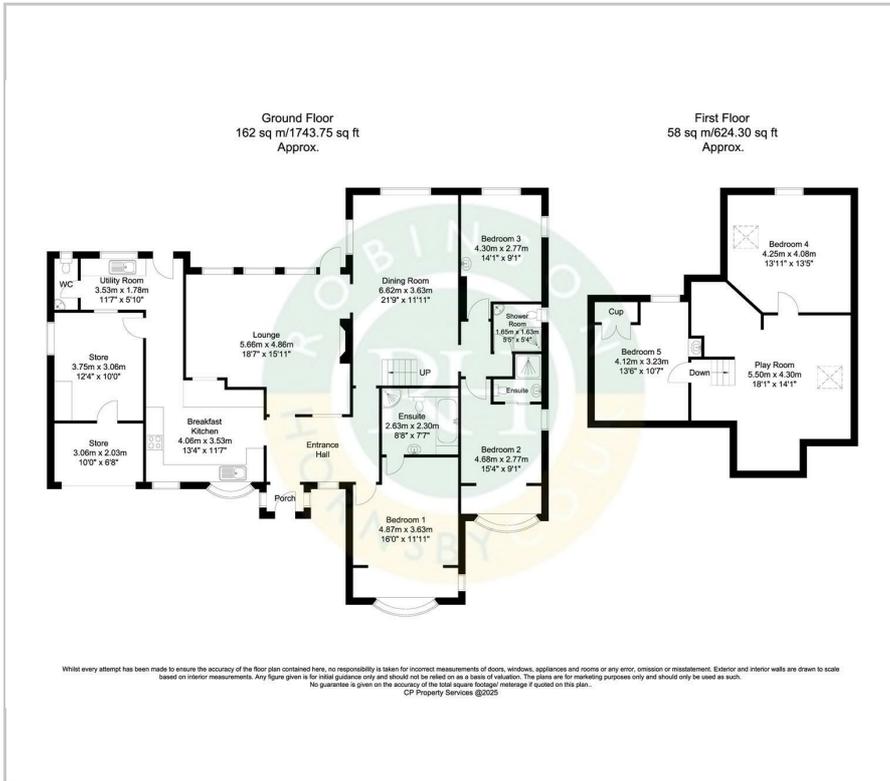
- Deceptively spacious family home offering versatile accommodation
- Lounge with views over the gardens and open fire
- Generous dining room ideal for entertaining
- Kitchen/breakfast room
- Utility with WC
- Garage which is converted to two storage areas
- 3 ground floor bedrooms (2 with ensuites)
- 2 further bedrooms to the first floor
- Approx. 0.35 acres with south facing gardens
- Close to reputable schools, bus routes and motorways

### Viewing

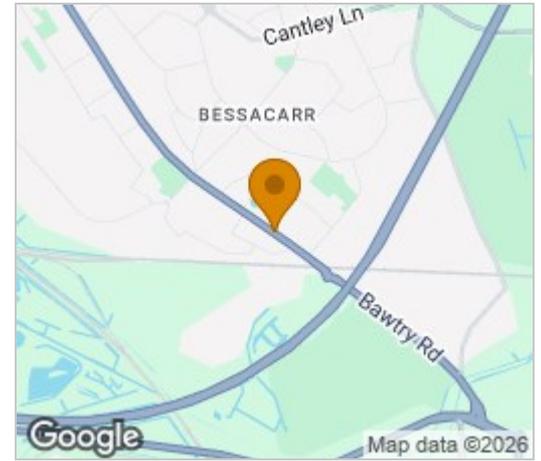
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



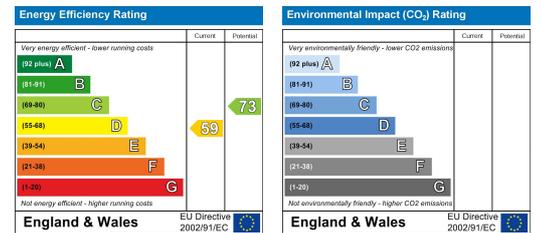
# Floor Plan



# Area Map



# Energy Efficiency Graph



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