



97 Stoops Lane Bessacarr, Doncaster, DN4 7RS £380,000

An Early Viewing is Highly Recommended to appreciate this beautifully presented Four Bedroom Extended Detached Family Home situated in the sought after location of Bessacarr. Being within close proximity of 3 local schools, excellent access to Doncaster Train Station and M18/A1 Motorway Links. Also close to Herton Triangle Leisure Park and Lakeside Shopping Outlet. The spacious accommodation throughout briefly comprises:- Hallway with Wc & Home Office. Charming Living Room and separate Formal Dining Room leading into the extended section of the home and Family Room/Conservatory opening out onto the private and enclosed Rear Garden. The bespoke Kitchen has an excellent range of units with Granite breakfast bar and integrated Neff appliances to include Oven, Hob, Microwave and Dishwasher. Fridge is also integrated. The Double Integral Garage with Utility Space has worktops and plumbing for a washing machine. Stairs lead to the first floor landing and Master Bedroom, two further Double Bedrooms (one currently used as a Dressing Room) and Bedroom 4. Spacious Family Bathroom. Externally is a driveway providing parking for numerous vehicles. Block paving to the whole of the property. To the rear is the private garden mainly laid to lawn with family patio area.

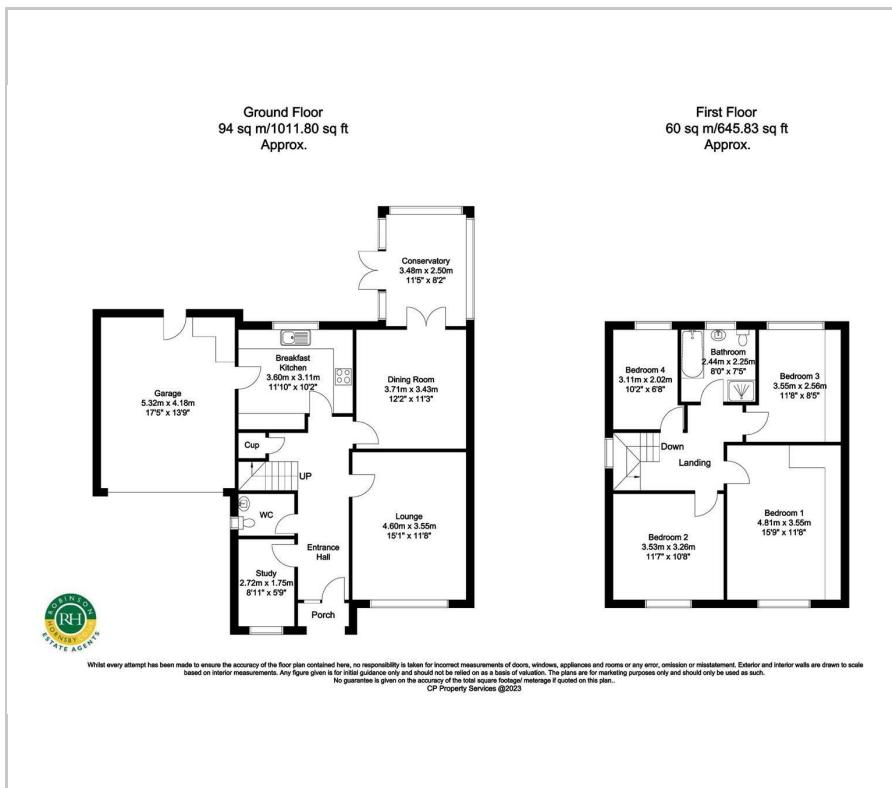
- NO CHAIN
- Beautifully Presented Extended Detached
- Four Bedrooms
- Sought After Location of Bessacarr
- Home Office/Study
- Family Room/Conservatory
- Downstairs WC
- Integral Garage
- Freehold
- Council Tax Band D

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)		85	
(81-91)	A		
(68-80)	B		
(55-68)	C		
(38-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		69	
England & Wales			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)			
(81-91)	A		
(68-80)	B		
(55-68)	C		
(38-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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