

## 67A Bawtry Road, Bessacarr



**Offers Over £575,000**

A superb detached executive residence having contemporary fixtures and fittings, blending contemporary living space, ideal for the growing family.

This large family home is set back from Bawtry Road by electronically operated opening gates to a large block paved driveway providing numerous off road parking spaces.

An outstanding open kitchen through to dining room and sitting room is situated to the rear of the property, with opening doors from the dining room to the gardens, three contemporary ensuite shower rooms supplement the family bathroom, a large games room to the second floor, gas central heating, double glazed windows (triple glazed to the front), and an excellent standard of internal presentation.

The gardens support this family property, encompassing a large block paved driveway providing numerous off road parking spaces in front of the integral garage. The rear gardens provide paved seating, ideal for entertaining, lawned gardens, with bordering shrubs and trees.

The property's accommodation is certainly worthy of an inspection and comprises of: front entrance porch with open entrance hallway with stairs rising to the first floor, and internal doors to the main reception rooms, downstairs w.c., beautiful lounge with double doors to the tremendous open living accommodation which includes a kitchen, dining room and sitting room. The kitchen has a luxury range of fitted units, with a beautiful Leisure free standing cooker, which is housed within the units, woodblock work surfaces, down lights to the ceiling, which flows into the dining room with doors to the gardens, and continues into a family room, complemented by down lights, utility room having a range of matching units, study with fitted shelving and drawers and with underfloor heating; first floor landing, master bedroom having a comprehensive contemporary wardrobes and to one side opens to a dressing room with fitted sliding wardrobes, with a door opening to the large walk-in ensuite with twin bowl sink. There are four further bedrooms, two with ensuite shower rooms, supplementing the family bathroom. On the second floor there is a great games room/cinema room.

The property resides within this popular location along Bawtry Road, behind electrically operated wrought iron gates which open to a large expanse of off road parking spaces in front of the integral double garage. Wrought iron gates open to a pathway that lead to the rear gardens. The rear gardens include a paved patio immediately to the rear of the dining room doors, ideal for seating and entertaining, mature shrubs and trees, maintaining screened borders. To one corner a summer house can be found, enhancing this great family garden.

NO VENDOR CHAIN

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The property lies along Bawtry Road, set back behind a walled and gated boundary. The desirable location of Bessacarr lies within a short driving distance to the town centre, mainline railway and motorway network systems at Lakeside to the M18. Bessacarr enjoys Bessacarr golf club, various local shops and amenities along Nostell Place. The Great Yorkshire Way link road provides a by-pass to the M18, which now creates easy access to Doncaster's Robin Hood airport. Lakeside leisure facilities are not far, as well as Doncaster racecourse.

Proceeding out of Doncaster, travelling along Bawtry Road, passing the Doncaster racecourse and Lakeside leisure facilities. Carry out through the Cantley Lane traffic lights and 67a can be found on the left hand side.

### ACCOMMODATION

Modern entrance door with glass panels opens to:

### ENTRANCE PORCH

Which leads to the entrance hallway.

### ENTRANCE HALLWAY

An excellent entrance hallway providing exclusive flooring that flows to the front door. Turning stairs rise to the first floor, coving to the ceiling, doors to the downstairs w.c., lounge, study, open living accommodation, and utility. There are socket points and a good standard of presentation.



### ENTRANCE HALLWAY



### ENTRANCE HALLWAY



### DOWNSTAIRS W.C.

Having a modern w.c. and wash basin.

### LOUNGE

19' 5" x 13' 6" (5.92m x 4.11m) (Extending to 16'7)

A dual aspect lounge which is complemented by a living flame gas fire set within a decorative surround and hearth. The bay adds additional depth to this room, with a side window adding additional light. There are double doors to the open living accommodation, coving to the ceiling, and a contemporary standard of internal presentation.



### OPEN LIVING ACCOMMODATION

Including kitchen, dining room and sitting room.

### KITCHEN

13' 4" x 13' 1" (4.06m x 3.99m) Having a luxurious range of wall and base units with woodblock work surfaces, beautiful free standing Leisure oven housed within a contemporary surround, sink, double glazed window enjoying the garden views, tiled floor which flows through into two other rooms, down lights to the ceiling, socket points, and a good standard of internal presentation. This opens into the dining room.



### DINING ROOM

21' 10" x 9' 8" (6.65m x 2.95m) The dining room has a tiled floor, bay window which overlooks the rear gardens, down lights to the ceiling, and opens to the sitting room.



### DINING ROOM



### SITTING ROOM

17' 9" x 13' 10" (5.41m x 4.22m) This modern open living space allows natural light from the doors and side window. There is tiled floor, down lights to the ceiling, and is comfortable room to sit and relax.

### UTILITY ROOM

Having a range of matching units with sink and mixer tap, door to the garage, window overlooking the gardens, and space and plumbing for a washing machine, tumble drier and additional fridge freezer.



### STUDY

12' 3" x 9' 4" (3.73m x 2.84m) A great front facing study having matching drawer and cupboard spaces. Mosaic flooring complements this room with downlights to the ceiling.



### FIRST FLOOR LANDING

Having doors to five bedrooms, family bathroom, and stairs rise to second floor.

### BEDROOM 1

21' 0" x 18' 4" (6.4m x 5.59m) Having a range of contemporary fitted wardrobes with high gloss fronts. Secret mirror doors to the dressing room, down lights to the ceiling, complementary bedside drawers and double glazed window enjoying the garden views.



### DRESSING ROOM

Having a range of contemporary sliding mirrored wardrobe doors, down lights to the ceiling, radiator, a door to the ensuite shower room, and double glazed window to the rear.

### ENSUITE SHOWER ROOM

A luxurious and contemporary ensuite shower room having a walk-in shower with chrome fittings, twin circular wash basins with fitted drawers, low flush w.c., tiling to the walls, and down lights to the ceiling.



### **BEDROOM 2**

11' 8" x 11' 7" (3.56m x 3.53m) (Into bay)

A front facing bedroom having a range of fitted wardrobes with side book shelf, coving to the ceiling, window to the front bay, socket points and internal door to the ensuite shower room.



### **ENSUITE SHOWER ROOM**

A large ensuite provides a corner shower cubicle, low flush w.c., wash basin, radiator, complementary tiling to the walls, coving to the ceiling, down lights and window to the front elevation.



### **BEDROOM 3**

0' 0" x 12' 6" (0m x 3.81m) Situated to the rear of the property this third bedroom has a range of wardrobes, radiator, down lights, window to the rear elevation enjoying the garden views and socket points.



### **BEDROOM 4**

15' 5" x 9' 4" (4.7m x 2.84m) A fourth bedroom having a range of wardrobes along one wall, and could be possibly used as a large dressing room, and has a radiator, socket point, and window to the side elevation.



### **BEDROOM 5**

19' 1" x 12' 2" (5.82m x 3.71m) A great teenagers bedroom, providing modern decoration, with steps and balustrade leading down to the bed area, and internal door to the ensuite shower room. There are down lights to the ceiling, two windows to the front adding additional light, fitted wardrobes and socket points.

### **ENSUITE SHOWER ROOM**

Having a shower cubicle, circular wash basin with useful storage unit, low flush w.c., tiled floor, and an obscure window to the rear.

### **FAMILY BATHROOM**

Having a corner bath with jets, chrome mixer tap attachment, separate shower cubicle, complementary tiled splashbacks, low flush w.c. and wash basin with fitted cupboard unit. There is a radiator, down lights and coving to the ceiling.



### **SECOND FLOOR**

#### **GAMESROOM/CINEMA ROOM**

19' 0" x 16' 4" (5.79m x 4.98m) An excellent games room/cinema room having laminate flooring, Velux windows, down lights to the ceiling, and a good standard of internal presentation.



#### **OUTSIDE**

The property is set back from Bawtry Road behind a brick boundary wall with electrically operated gates.

There is a large expanse of block paving allowing off road parking in front of the integral double garage.



#### **INTEGRAL DOUBLE GARAGE**

17' 10" x 17' 11" (5.44m x 5.46m) Having a door leading back into the utility.

#### **REAR GARDENS**

A wrought iron gate and pathway leads to the rear gardens.

The rear gardens provide a private setting, and have gardens that are lawned, with a paved patio ideal for seating and entertaining.

There are shrub borders, trees, and a summer house.



**REAR GARDENS**



**REAR GARDENS**



**REAR**



DATED - 16/10/2018

**DISCLAIMER**

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Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

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Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

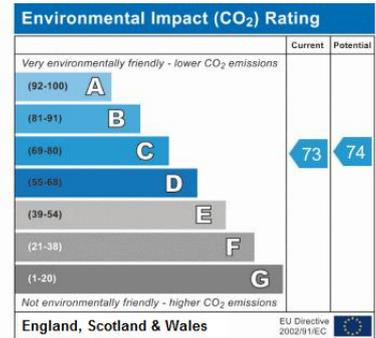
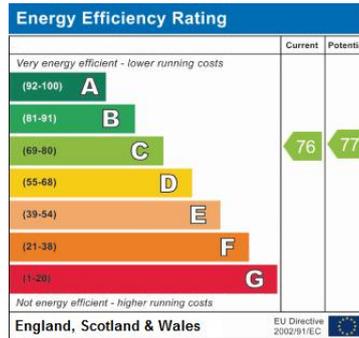
**OFFER PROCEDURE**

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be

passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

**LOCATION MAP**

**ENERGY PERFORMANCE GRAPHS**



Address:  
67A BAWTRY ROAD, BESSACARR, DN4 7AD  
Reference:  
0882-2862-6655-9209-7925

**FLOOR PLAN**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.