



Sunflower Gardens, Bessacarr Doncaster

welcome to

Sunflower Gardens, Bessacarr Doncaster

GUIDE PRICE £315,000-£325,000 This attractive four bedroom detached family home occupies a desirable corner plot within a cul-de-sac and enjoys stunning open views across playing fields. The property offers generous living space throughout and is ideal for a growing or extended family.



Entrance

With a front facing composite door which gives access into the lounge.

Lounge

With front and side facing double glazed windows, laminate flooring, a central heating radiator, coving to the ceiling and open plan access into the kitchen dinner.

Kitchen Dinner

Open plan from the lounge and is fitted with an extensive range of wall and base units with coordinating worksurfaces which incorporates the sink. There is a four ring gas hob with extractor above, an electric oven and grill, complimentary splashback tiling, an integrated washing machine, an integrated dishwasher and a fridge and freezer. There are stairs which rise to the first floor landing, a front facing double glazed window, rear facing French doors to the garden and a central heating radiator.

Family Room

With two side facing double glazed windows, side facing dual aspect French doors which lead to the garden, decorative coving to the ceiling and a central heating radiator.

First Floor Landing

With access to the loft via a hatch, a side facing double glazed window and a central heating radiator.

Bedroom One

With rear facing French doors which lead onto the Juliet balcony and provide an abundance of natural light. There is a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a hand wash basin on a vanity unit and a shower cubical with shower. There is a front facing obscured double glazed window, contemporary tiling and a central heating radiator.

Bedroom Two

With a side facing double glazed window and a central heating radiator.

Bedroom Three

With front and side facing double glazed windows and a central heating radiator.

Bedroom Four

With a side facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and an L-shaped bath with shower over. There is tiling to the walls and floor, a heated towel rail and a front facing obscured double glazed window.

Outside

To the front of the property there is an open plan lawned garden with a driveway to the side which intern leads to the garage which provides ample off road parking. To the rear there is a low maintenance artificial lawned garden with a patio area and fencing to the perimeter providing privacy and screening.

Garage

With up and over door.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Sunflower Gardens, Bessacarr Doncaster

- GUIDE PRICE £315,000-£325,000
- FOUR BEDROOM LINK DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY
- OPEN PLAN ASPECT THROUGHOUT
- WELL PRESENTED

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£315,000-£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126858 - 0003

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk