



BAWTRY ROAD, BESSACARR, DONCASTER, DN4 7NX

OFFERS IN EXCESS OF £275,000





A SUBSTANTIAL FIVE BEDROOM PROPERTY LOCATED ON BAWTRY ROAD OPPOSITE DONCASTER GOLF COURSE. This fabulous home offers a great location and is just perfect for a large family with spacious living accommodation throughout and lovely double bedrooms with two bathrooms and a further two en suites. In brief the property comprises of entrance hall, WC, living room with French doors to the patio, separate dining room with bay front, kitchen/diner with French doors to the garden, utility room, first floor landing, master bedroom with en suite bathroom, family bathroom, bedroom two with en suite shower room, bedroom three currently used as a dressing room, stairs, second floor landing, two further double bedrooms, second house bathroom and **BENEFITS A CORNER PLOT IN A PRIME LOCATION WITH DOUBLE GARAGE. A MUST SEE.**

ENTRANCE HALL

16' 5" x 6' 6" (5.01m x 2.00m) This magnificent family home is accessed via the front facing double glazed frosted door to the hallway, radiator, stairs to the first floor landing, storage cupboard beneath the stairs, alarm system and access to all downstairs accommodation.



WC

5' 11" x 3' 1" (1.82m x 0.96m) With a low flush WC, wash hand basin, radiator and extractor fan.

LIVING ROOM

22' 5" x 12' 2" (6.84m x 3.73m) A beautiful bright and airy room with double glazed bay window overlooking the golf course, rear facing double glazed French doors to the patio, two radiators, coving to the ceiling, pebble effect gas fire wall mounted and inset, plus television point and telephone point.

DINING ROOM

11' 2" x 9' 10" (3.41m x 3.01m) A versatile room that is currently used as the dining room with double glazed bay to the front, radiator and coving to the ceiling.

KITCHEN/DINER

11' 1" x 12' 2" (3.40m x 3.73m) A superb kitchen/dining area with lovely views over the rear garden via the rear facing double glazed French doors, modern fitted kitchen with matching units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, double electric oven, five ring gas hob with extractor hood above, partially tiled splash backs above the work surfaces, integrated fridge/freezer, integrated dishwasher, radiator, coving to the ceiling and a side facing double glazed window.

UTILITY ROOM & REAR ENTRANCE

4' 8" x 6' 4" (1.44m x 1.94m) Benefitting from a rear facing double glazed frosted door to the garden, storage cupboard, rolled top surface above the plumbing for a washing machine, radiator and an extractor fan.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

10' 1" x 2' 9" (3.09m x 0.86m) Providing access to three bedrooms, the family bathroom and stairs to the second floor landing, plus radiator and spotlights to the ceiling.

MASTER BEDROOM

15' 11" x 11' 2" (4.86m x 3.42m) Wonderful spacious master bedroom with en suite bathroom, two front facing double glazed windows, radiator, coving to the ceiling and two built



in wardrobes.

EN SUITE BATHROOM

11' 3" x 6' 2" (3.43m x 1.89m) Fabulous master en suite bathroom with rear facing double glazed frosted window, low flush WC, wash hand basin, bath, separate shower cubicle, partially tiled walls, heated towel radiator, spotlights to the ceiling, extractor fan, shaving point and coving to the ceiling.







FAMILY BATHROOM

6' 7" x 6' 4" (2.01m x 1.95m) Beautifully presented bathroom with three piece white suite comprising of a low flush WC, wash hand basin, bath with shower screen above, rear facing double glazed frosted window, tiled flooring, tiled walls, spotlights to the ceiling, shaving point and an extractor fan.

BEDROOM

12' 7" x 12' 3" (3.84m x 3.74m) Another spacious double bedroom located to the front of the property with front two front facing double glazed windows, radiator, coving to the ceiling and door to the en suite shower.



EN SUITE SHOWER

6' 7" x 4' 8" (2.01m x 1.43m) Front facing double glazed frosted window, low flush WC, wash hand basin, shower cubicle, heated towel radiator, spotlights to the ceiling, partially tiled walls, extractor fan, shaving point and coving to the ceiling.

BEDROOM

9' 7" x 8' 9" (2.94m x 2.68m) A double bedroom that is currently utilised as a dressing room with rear facing double glazed window, radiator, laminate flooring and coving to the ceiling.

STAIRS

Leading from the first floor landing to the second floor landing.

SECOND FLOOR LANDING

6' 8" x 5' 6" (2.04m x 1.69m) Providing access to a further two double bedrooms and another house bathroom.



BEDROOM

12' 2" x 10' 8" (3.73m x 3.26m) A superb bedroom with plenty of light from the front facing double glazed window, rear facing double glazed Velux window and a radiator.

FAMILY BATHROOM

6' 8" x 5' 6" (2.04m x 1.69m) A further family bathroom which is nicely presented with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, partially tiled walls, spotlights to the ceiling, heated towel radiator, spotlights to the ceiling, shaving point and an extractor fan.

BEDROOM

11' 2" x 10' 8" (3.41m x 3.26m) This last double bedroom completes the accommodation once again with front facing double glazed window, rear facing double glazed Velux window, radiator and a storage cupboard.

FRONT GARDEN

Small laid to lawn area and fence to the front and side.

REAR GARDEN

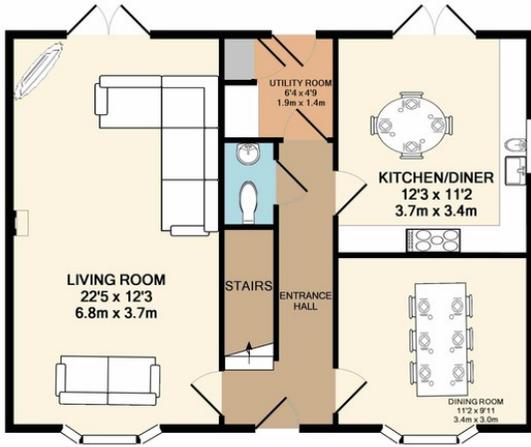
Lovely private garden which is mainly laid to lawn with a paved patio, wall/fence enclosure and a gate to the driveway providing off street parking.

DRIVEWAY

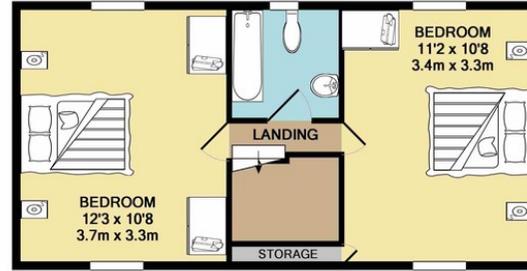
Provides off street parking for two cars in front of the double garage.

DOUBLE GARAGE

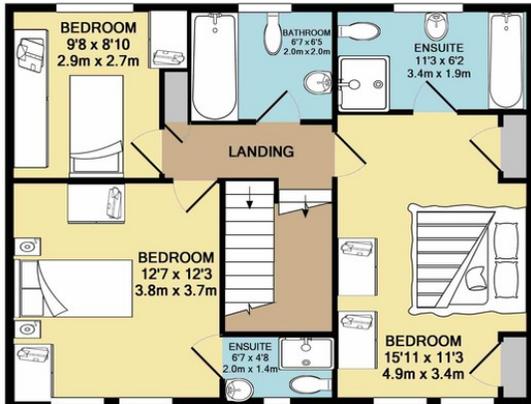
Benefitting from an electric door accessed from the rear of the property, also benefits alarm system, power sockets and lighting.



GROUND FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 674 SQ.FT.
(62.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1799 SQ.FT. (167.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	