

horton knights of doncaster

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5 Bruncroft Close, Bessacarr, Doncaster, DN4 7HL



Tucked away in this lovely cul-de-sac position, a well proportioned 2 bedroom semi detached bungalow OFFERED WITH NO ONWARDS CHAIN!

The accommodation benefits from PVC double glazing, gas fired central heating and comprises: Entrance hall, good sized lounge set at the rear of the property, smart fitted kitchen with some integrated appliances, 2 spacious bedrooms and a bathroom with a white suite. Outside, the property has front and rear gardens and a long driveway as well as a detached garage. Situated where the property is affords it a lovely degree of peace and seclusion as well as good access to all of Bessacarr's many amenities including local shops and bus routes. Early viewing is highly recommended to appreciate all it has to offer.

Offers Around £179,950



ACCOMMODATION

A double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

With a central heating radiator, a built in cupboard housing a gas central heating boiler and providing useful storage space, access to the loft space and doors leading off to the accommodation.

LOUNGE

5.21m x 3.66m (17'1" x 12'0")

A nice big open room with a PVC double glazed window overlooking the garden to the rear, a double panel central heating radiator, coving and a wall mounted baxi brazilia gas heater.

KITCHEN

3.23m max x 2.79m (10'7" max x 9'2")

Very smartly presented with a range of matte grey contemporary style wall mounted cupboards and base units with an oak style work surface incorporating a single bowl stainless steel sink with a mixer tap. There is attractive marble style grey tiling to the walls, appliance recesses, an integrated electric oven with a matching ceramic hob and a brushed stainless steel extractor hood above, integrated dishwasher, a PVC double glazed window to the rear, a double glazed door to the side, a pantry style cupboard, grey wood style laminate flooring, a central heating radiator and a central strip light.

BEDROOM 1

3.78m x 3.63m (12'5" x 11'11")

A nice size double bedroom, it has a PVC double glazed window to the front, a central heating radiator and coving to the ceiling.

BEDROOM 2

3.25m x 2.84m (10'8" x 9'4")

A good size for a single bedroom, it has a PVC double glazed window to the front, a central heating radiator and coving to the ceiling.

BATHROOM

The bathroom is smartly fitted and has a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mains plumbed shower above and a glass shower screen. There is a central heating radiator, tiling to the splashback and bathing areas, grey wood effect laminated flooring, a built in cupboard and a PVC double glazed window to the side elevation.

OUTSIDE

To the front of the property, there is an open plan lawned garden with a twin track paved driveway providing ample off street parking for several vehicles. The driveway leads to the side where there are double iron gates leading to the detached garage and the rear garden.

DETACHED GARAGE

This is of concrete sectional construction with a metal up and over door to the front and a single glazed window to the side.

REAR GARDEN

A well proportioned rear garden with a raised lawn and a decorative paved patio, there is a combination of timber fencing and brick built walling to the boundary.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated.

HEATING - Gas radiator central heating.

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as

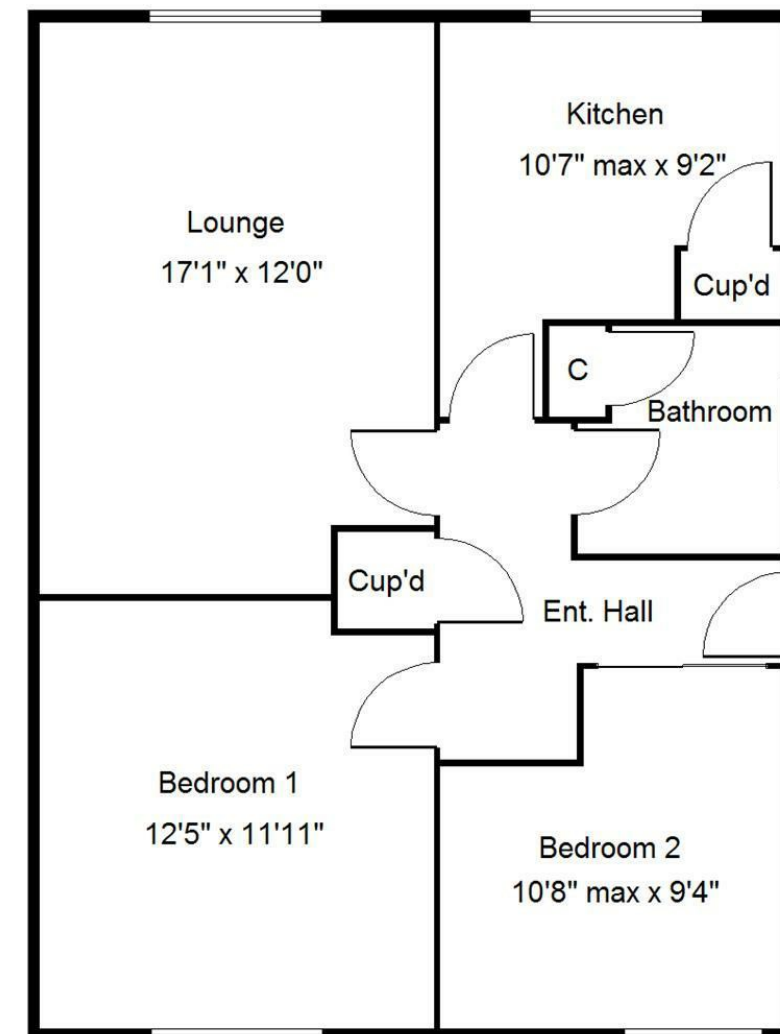
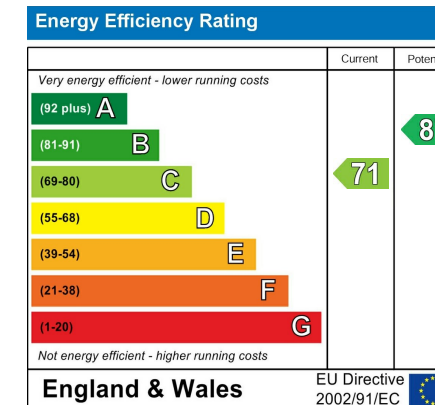
a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor