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Long Close, Bessacarr, Doncaster, DN4 7PW
Offers Around £237,500

IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE / MODERN DECOR THROUGHOUT / BEAUTIFUL FRONT FACING LOUNGE / MODERN FITTED DINING KITCHEN / INTEGRATED APPLIANCES / PRISTINE BATHROOM / ATTRACTIVE GARDENS / SOUGHT AFTER LOCATION / VIEWING HIGHLY RECOMMENDED //

An early viewing is recommended to appreciate the size, style and standard of this immaculate semi. It has a gas central heating via a modern combination type boiler (installed 2023), pvc double glazing and briefly comprises: Entrance hall, beautiful lounge, modern open plan dining kitchen all smartly finished to include integrated appliances, first floor landing, 3 bedrooms and a pristine bathroom with a rainfall shower. Outside are attractive gardens, the rear is a good size, detached brick garage (presently a games room). Bessacarr enjoys a wealth of local amenities, including shops, schools and eateries, plus there's easy access to Lakeside retail and leisure and the city centre. BUYERS WILL NOT BE DISAPPOINTED.

ACCOMMODATION

A PVC double glazed entrance door (grey on the exterior white on the interior), leads into the property's entrance hall.

ENTRANCE HALL

This has a modern laminate floor covering, a staircase rising to the first floor accommodation, coving to the ceiling, an inset ceiling light and a door leading through into a beautiful lounge.

LOUNGE

14'7" x 13'1" (4.45m x 3.99m)

A good sized front facing reception room, it has a feature fireplace with a living flame gas fire inset, a broad PVC double glazed window to the front, a central heating radiator, a continuation of the laminate flooring, coving and a central ceiling light. A door from here continues into the dining kitchen.

OPEN PLAN DINING KITCHEN

17'6" x 8'5" max (5.33m x 2.57m max)

All beautifully finished with a range of modern high and low level handleless high gloss doors with a contrasting diamante style work surface. There is a composite sink with a mixer tap, integrated appliances including a four ring induction hob with a matching extractor hood above, integrated oven, integrated washing machine and an integrated dishwasher. There is a deep built in understairs storage cupboard, a PVC double glazed window with an outlook to the rear, further PVC sliding patio doors giving access into the rear garden and a PVC double glazed exterior side door. There is laminate flooring, a central heating radiator, coving and 2 central ceiling light points.

FIRST FLOOR LANDING

With a PVC double glazed window to the side, an access point into the loft space, coving to the ceiling and a central ceiling light.

BEDROOM 1

10'10" x 8'2" (3.30m x 2.49m)

A lovely double bedroom with a range of fitted wardrobes with ceiling to floor sliding doors concealing hanging rail and storage, a PVC double glazed window, a central heating radiator, coving and a central ceiling light.

BEDROOM 2

10'9" x 10'1" (3.28m x 3.07m)

A good sized second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and coving to the ceiling.

BEDROOM 3

7'2" x 6'7" (2.18m x 2.01m)

This has a PVC double glazed window to the front, a central heating radiator, coving and a ceiling light.

BATHROOM

All beautifully finished with a modern white suite comprising of a shower type bath with a glazed screen and a thermostatic mixer shower, including a rainfall style shower head, a wash hand basin and a low flush W/C inset to bespoke bathroom furniture. There's tiling to the walls and coordinating floor tiles, a contemporary style towel rail/ radiator, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

To the front of the property, there is a landscaped

front garden, this has a dropped curb giving access to a drive, providing off road parking and a further decorative pebbled area with ornamental palm trees inset.

REAR GARDEN

To the rear of the property, there is an enclosed garden with concrete posts and timber fencing to the perimeters. There is a large paved patio and sitting area which opens into a lawn and a further raised bed to the far end with maturing flowers, trees shrubs etc. inset.

GARAGE

This has an up and over door, power and light laid on. The garage has been subdivided to create a 'games area' to the rear with a personnel PVC double glazed door, again with power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2023.

ADDITIONAL NOTES - An NIC Electrical Condition Report was completed in 2023.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 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.

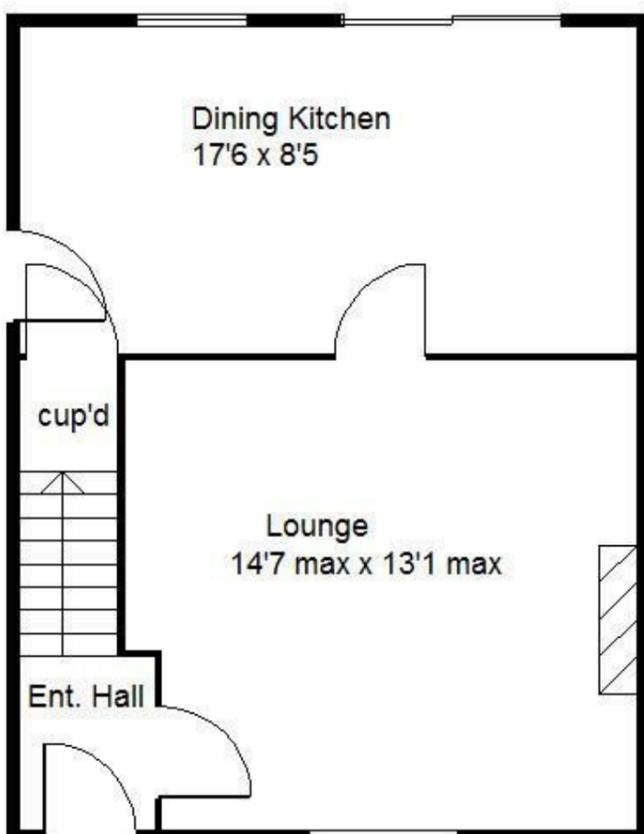
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

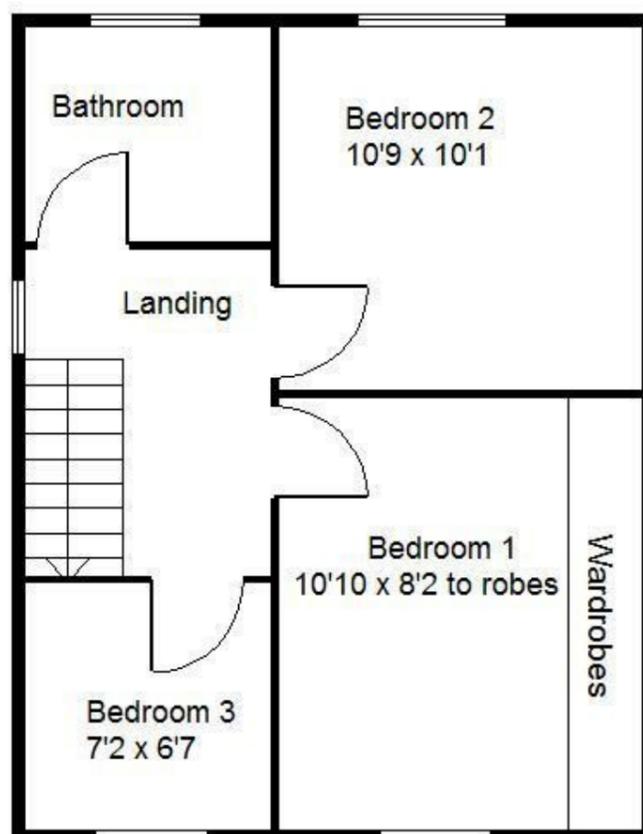
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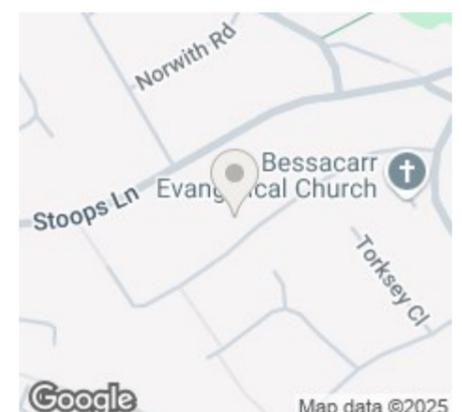


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		63	
(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	



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