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Rose Hill Rise, Bessacarr, Doncaster, South Yorkshire, DN4 5LE
Guide Price £350,000 - £365,000

LARGE EXTENDED DETACHED BUNGALOW WITH FANTASTIC RACECOURSE OUTLOOK / 3 DOUBLE BEDROOMS & 2 BATHROOMS / 2 RECEPTION ROOMS PLUS LARGE DINING KITCHEN / GOOD GARDENS & DOUBLE GARAGE / NO CHAIN / PRICED TO SELL //

Located on this sought after residential roadway, an extended and very spacious 3 double bedroom detached bungalow with a gorgeous backdrop overlooking the St Leger Racecourse. the property has a gas central heating system via a new combination type boiler, pvc double glazing and comprises: Wide entrance hall, a large square rear facing lounge, separate dining room, extended fitted kitchen, utility lobby, three good double bedrooms all with fitted furniture, a modern white bathroom, plus a separate shower room. Outside are ample gardens, the rear has a beautiful backdrop with an outlook over Doncaster Racecourse and the golf course beyond. Highly sought after residential location with good access to local amenities including Lakeside shopping and leisure complex, Doncaster and good commutability via the M18/A1M. Viewers will not be disappointed.

ACCOMMODATION

A portico gives shelter to a PVC double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

A good sized hall, it has a central heating radiator, an access point into the loft space, coving to the ceiling, a tall built in cupboard and a door to a separate shower room.

LOUNGE

16'8" x 14'8" (5.08m x 4.47m)

An attractive square shaped rear facing reception room, it is a particularly good size and has a bank of windows and a sliding door which gives an outlook over the property's rear garden. There is coving to the ceiling, a central ceiling light, a feature fireplace with a living flame gas fire inset, wall lights and a double panel central heating radiator. From the lounge, double doors lead into a separate dining room.

DINING ROOM

12'10" x 12'0" (3.91m x 3.66m)

This can also be accessed independently from the entrance hall. There is a broad PVC double glazed window to the front, a central heating radiator, coving, a central ceiling light and a door opening into the dining kitchen.

DINING KITCHEN

12'10" x 12'1" (3.91m x 3.68m)

This has been extended over the years and now creates a larger more desirable space, it should be noted that the dividing wall between the kitchen and dining room is a stud wall so it could be removed subject to necessary consents etc. if required. The kitchen is fitted with a range of modern high and low level units finished with a rolled edge work surface. integrated appliances include a four ring ceramic hob with an extractor hood above, an integrated double oven and an integrated dishwasher. There is a central heating radiator, two PVC double glazed windows to the front and side elevations, inset spotlighting to the ceiling, plumbing for

an automatic washing machine and a door into a separate utility room.

UTILITY LOBBY

This has a PVC double glazed window with an outlook to the rear garden, a recently installed wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems and a PVC double glazed exterior door.

BEDROOM 1

12'7" x 12'2" (3.84m x 3.71m)

A large rear facing double bedroom, it has a broad PVC double glazed window with an outlook over the rear garden, a central heating radiator, fitted bedroom furniture, coving and a central ceiling light.

BEDROOM 2

11'1" x 11'0" (3.38m x 3.35m)

Again, a lovely double bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving, a central ceiling light and a range of bedroom furniture concealing hanging rail and storage.

BEDROOM 3

13'2" x 9'1" (4.01m x 2.77m)

A comfortable third double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, fitted wardrobes with ceiling to floor style doors concealing hanging rail and storage, bedside lights, a ceiling light and coving.

HOUSE BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a shower over including a glazed shower screen, a wash basin inset to a vanity unit and a low flush W/C. There is fitted bathroom furniture, feature spotlighting, a wall mirror, further inset spotlighting to the ceiling, an extractor fan, a PVC double glazed window, a towel rail/ radiator and a vinyl floor covering.

SHOWER ROOM

Fitted with a modern 3 piece white suite comprising of a shower enclosure, a wash hand basin set onto a vanity top and a low flush W/C. There is a central heating radiator, tiling to the four walls, a PVC double glazed window, an extractor fan and a vinyl floor covering.

OUTSIDE

The property stands on an attractive plot, there is a large block paved driveway which provides car standing which in turn leads to a detached double garage. There are shaped flower beds and borders stocked with a variety of shrubs and plants and a side access point leads through to the rear garden.

DOUBLE GARAGE

20'2" x 18'7" (6.15m x 5.66m)

This has an up and over door, power and light laid on, a personnel side door and attached separate W/C.

REAR GARDEN

A large rear garden which backs onto the St Leger Racecourse with views of the race track plus distant views of the golf course beyond. There is a large paved patio and sitting area which extends across the rear elevation and leads to a large lawn with shaped flower beds and borders stocked with a variety of maturing shrubs, plants and trees plus a small greenhouse. There is also external lighting and power within the garden.

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 TBC.

COUNCIL TAX - Band

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

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |