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Rose Hill Rise, Bessacarr, Doncaster
Offers Over £380,000

43 Rose Hill Rise, Bessacarr, Doncaster, South Yorkshire, DN4 5LE

Located within one of Doncaster's most sought area and prestigious locations, a beautiful three bedroom detached bungalow over looking the Towns' famed racecourse and golf course beyond.

With an enviable backdrop including a trackside view at the Oldest Classic race in England, the St Leger this detached bungalow offers something a little special, even if you're not a race fan, you can marvel at the beautiful sunsets. The true bungalow offers spacious single level living, it benefits from pvc double glazing, a gas warm air central heating system and briefly comprises; A nice wide welcoming entrance hall with real wood flooring, spacious rear facing lounge with a feature fireplace including a wood burning stove, sun room beyond with a track side view, fitted dining kitchen, three double bedrooms, a modern yet traditional themed bathroom including a free standing roll top bath plus a separate shower room. Outside are attractive gardens and a detached double brick garage. Well placed with good access to local amenities including Lakeside retail and leisure, Doncaster Town, plus M18 and motorway networks. A MUST VIEW PROPERTY.

ACCOMMODATION

Two 'Oak coloured' pvc double glazed doors set into a portico give access into the property's entrance hall.

ENTRANCE HALL

An attractive and wide hallway giving access to all the rooms finished with real wood flooring, a central ceiling light and door leading to the shower room/wc.

SHOWER ROOM/ WC

All beautifully finished with a modern suite that comprises of a walk in shower enclosure including modern tiling and a thermostatic shower including a rainfall shower head, a low flush wc, a co-ordinating tiled floor and a central ceiling extractor fan/ light unit.

LOUNGE

16'10" x 15'0" (5.13m x 4.57m)
A beautifully and elegant looking room which has a feature fireplace which incorporates a newly installed wood burning stove set onto a tiled hearth with brick recess. There is coving to the ceiling, a pvc double glazed window, a central ceiling light and a panelled

timber door leads through into the kitchen with further double glazed double opening doors leading into the rear facing sun room.

SUN ROOM

15'6" x 6'6" (4.72m x 1.98m)
This has a bank of double glazed windows including a sliding door which gives an outlook over the property's beautifully maintained rear garden and the racecourse beyond. There is a central ceiling light and coving.

DINING KITCHEN

17'5" x 13'0" (5.31m x 3.96m)
An open plan arrangement, it is finished with a range of high and low level units finished with a work surface over including a single drainer stainless steel sink. There is a recess suitable for a gas cooker, extractor hood, plumbing for an automatic washing machine a door gives access to a pantry and further composite style door gives access to the front, side and rear gardens and a front facing pvc window. There is inset spotlighting to the ceiling and real wood flooring which continues through into the dining

area.

The dining area has a pvc double glazed bow window, a wall mounted gas convector heater, coving to the ceiling and a door returning into the hall.

From the hall;

BEDROOM 1

13'3" x 12'4" (4.04m x 3.76m)
A large double bedroom, having pvc double glazed sliding patio doors which over look the property's rear garden, ornate coving, ornate ceiling rose, plus there is a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage.

BEDROOM 2

11'1" x 10'0" (3.38m x 3.05m)
A good sized second double bedroom, it has a pvc double glazed bow window to the front, a central ceiling light. Set in to one corner is a built in airing cupboard which has shelving plus a central heating radiator.

BEDROOM 3

13'3" x 9'0" (4.04m x 2.74m)

A third double room, having a pvc double glazed window to the rear, real wood flooring, a ceiling light and built in wardrobe.

HOUSE BATHROOM

A beautiful and elegant room fitted with a modern yet 'traditional themed' bathroom which includes a roll top bath with central mixer tap and shower, a pedestal wash hand basin and low flush wc. There is travertine tiling to the lower walls and floors with a contrasting lighter tile, a pvc double glazed window, inset spotlighting to the ceiling, an extractor fan and an obscured glazed pvc window to the side.

OUTSIDE

To the very front of the property there is a double width driveway which provides access to a double detached brick garage. There is a lawned front garden with ornamental low level hedging, several steps leading down to the front courtyard area, timber shed/ wood store.

BRICK GARAGE

With twin up and over doors, a pvc double glazed window to the side, a personnel door to the rear with power and light laid on.

REAR GARDEN

A lovely, well maintained garden, the rear boundary has been kept low to allow an outlook over the racecourse including the one mile two furlong starting gate, plus a little glare gives access onto the racecourse. It has a large square lawn with shaped flower beds and borders stocked with a variety of maturing shrubs and plants, a paved patio and sitting areas plus external lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

SOLAR PANELS - Owned by the current owner.

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

HEATING - The property has a gas warm air central heating system installed, this is supplemented by a gas fired combination type boiler in the loft which supplies the domestic hot water plus a single radiator. The property has a recently installed wood burning stove.

COUNCIL TAX - Band D.

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, 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.

OPENING HOURS - Monday - Friday 9:00 - 5:30

Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		87	
(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 	











