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Grange Road, Bessacarr, Doncaster  
Guide Price £575,000 - £595,000

**EXCEPTIONAL HIGH QUALITY DETACHED RESIDENCE / PRESTIGIOUS LOCATION OFF BAWTRY ROAD / ARCHITECT DESIGNED / 4/5 BEDROOMS / STUNNING NEW DESIGNER KITCHEN WITH INTEGRATED APPLIANCES / NEW VILLEROY & BOCH BATHROOMS & SHOWER ROOMS THROUGHOUT / SOUTH FACING REAR GARDEN / DOUBLE ELECTRIC GARAGE / THE LIST GOES ON.....VIEWING ESSENTIAL //**

Finished with a stunning new interior with high quality fixtures and fittings throughout this 4/ 5 bedroom detached residence offers versatile accommodation over two floors. The mature garden is beautifully presented and a suntrap in the summer, now accessed and enjoyed from newly installed bi-folds. Grange Road entrance is courtesy of hand carved solid oak front doors into an enclosed porch, inner doors open onto a large dining hall room with vaulted ceiling, a feature oak staircase and galleried landing. Double doors lead into a large sitting room with inglenook fireplace and living flame gas fire. Inner lobby with cloakroom and WC gives access to the double garage. Stunning new custom fitted designer German kitchen with a host of integrated appliances and a newly fitted matching utility room off. Large ground floor double bedroom with luxurious en suite and a study or bedroom 5. (Potential for a dependant relative if required). On the first floor there are 3 further double bedrooms, a newly fitted high quality 4 piece bathroom and two large walk-in storage cupboards. Outside ample parking leading to an attached electric double garage, gorgeous corner gardens around gardens with decorative shrubs and plants. Lying within walking distance of Bawtry Road amenities including convenience stores, bus routes, two reputable schools and a golf course. THIS PROPERTY MUST BE VIEWED.

### **ACCOMMODATION**

Two hand carved oak doors lead into the property's entrance hall.

### **ENTRANCE HALL**

This has a tiled floor covering, inset spotlighting to the ceiling, coving, a central heating radiator and double doors which continue through into a dining hall.

### **DINING HALL**

28'8" x 13'1" (8.74m x 3.99m)

A beautiful reception room, it has a feature oak staircase giving access to the first floor accommodation, a vaulted ceiling with feature lighting, delft rail, uplighters, two central heating radiators, a newly installed set of bifold doors opening onto the rear garden and a deep understairs storage cupboard. Double doors lead through into a spacious square shaped lounge.

### **LOUNGE**

18'2" x 16'10" (5.54m x 5.13m)

An attractive, square shaped room with a feature inglenook style fireplace incorporating a gas fire, a

deep double glazed bay window with plantation blinds, bifold doors leading into the conservatory, uplighters, ornate corning, a ceiling light and additional feature spotlighting.

### **CONSERVATORY**

10'5" x 8'2" (3.18m x 2.49m)

It gives an outlook over the property's rear garden, there is a central heating radiator, a new glass roof and PVC double glazed double opening doors which lead out into the rear garden.

### **DESIGNER GERMAN KITCHEN**

18'0" x 9'10" (5.49m x 3.00m)

All custom fitted with a range of high quality German cabinets finished in a two tone grey colour, with a matching work surface. There is a large under mounted composite sink and a 'quooker' style boiling hot water tap. Integrated appliances include an electric fan assisted oven with a slide and hide door, a matching combination microwave, a NEFF ceramic hob, extractor hood and a matching glass splashback, plus an integrated dishwasher and an integrated NEFF wine cooler. The work surface has been cleverly

designed to create a peninsula style breakfast bar with and a glazed display cabinet. Tiled flooring with underfloor heating, feature wall panelling, inset spotlighting to the ceiling, led uplighting, and a double glazed bay window with fitted plantation blinds.

### **UTILITY ROOM**

9'10" x 6'6" (3.00m x 1.98m)

With no expense spared this co-ordinates beautifully, there is a work surface incorporating a single drainer composite style sink with a matching glass splashback, a continuation of the tiled flooring, a deep recess suitable for a tall fridge freezer, a central heating radiator, inset spotlighting to the ceiling, a timber casement double glazed window with fitted plantation blinds and a stable type exterior door.

### **MAIN BEDROOM**

14'0" x 13'0" (4.27m x 3.96m)

A large double bedroom, having a timber casement double glazed window overlooking the rear garden, a central heating radiator, two central ceiling lights, coving and a door to the beautiful en suite shower room.



## EN SUITE SHOWER ROOM

8'8" x 7'7" (2.64m x 2.31m)

Newly remodelled, incorporating a frameless glass shower with a rainfall shower head and hand rinse, a Villeroy & Boch floating wash hand basin with under lighting and a matching low flush W/C. There are two bronzed contemporary style towel rails/ radiators, a timber casement double glazed window with fitted plantation blinds, an extractor fan, inset spotlighting to the ceiling, two deep recess display plinths and a glazed cabinet with lighting.

## STUDY / BEDROOM 5

9'0" x 8'10" (2.74m x 2.69m)

This has a timber casement double glazed window with an outlook into the rear garden, a central heating radiator, delft rail and a ceiling light.

## INNER LOBBY

Fitted with shelving, railing, a central heating radiator, laminate flooring and a door to the ground floor W/C.

## GROUND FLOOR W/C

Full tiled with illuminating display niches, there is a Villeroy & Boch floating wash hand basin and a matching W/C. There is a timber casement double glazed window, inset spotlighting to the ceiling, a contemporary style towel rail/ radiator and a wall mirror.

## FIRST FLOOR GALLERIED LANDING

This gives an outlook over the dining hall, a deep built in cupboard with shelving and railing providing storage and doors to the remaining accommodation.

## BEDROOM 2

17'3" x 11'11" (5.26m x 3.63m)

A large double bedroom with two timber casement double glazed windows to the front and rear elevations, two central heating radiators, coving and a central ceiling light.

## BEDROOM 3

10'1" x 9'6" (3.07m x 2.90m)

There is a timber casement double glazed with fitted

plantation blinds, a central heating radiator, feature spotlighting and a ceiling light.

## BEDROOM 4

10'1" x 9'6" (3.07m x 2.90m)

With a timber casement double glazed with fitted plantation blinds, a central heating radiator, feature spotlighting and a ceiling light.

## CONTEMPORARY HOUSE BATHROOM

9'6" x 7'8" (2.90m x 2.34m)

Fitted with a coordinating Villeroy & Boch four piece white suite comprising of a jacuzzi style bath, a shower enclosure with a rainfall style shower head and hand rinse, a floating wash hand basin and a low flush W/C. New tiling to the walls, an ornate display niche, a double glazed velux window, a contemporary style radiator, plinth lighting, feature ceiling spotlighting and electric under floor heating.

## OUTSIDE

The property is situated on a beautiful corner plot, with ample gardens to the front, side and rear.

## DOUBLE GARAGE

19'5" x 17'5" (5.92m x 5.31m)

## REAR GARDEN

The rear garden enjoys a beautiful south westerly aspect, there is a newly laid resin patio and sitting area which leads onto a lawn. With ornamental raised bed planters, shaped flowerbeds and borders stocked with a variety of maturing shrubs and plants.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band G.

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](http://www.hortonknights.co.uk)

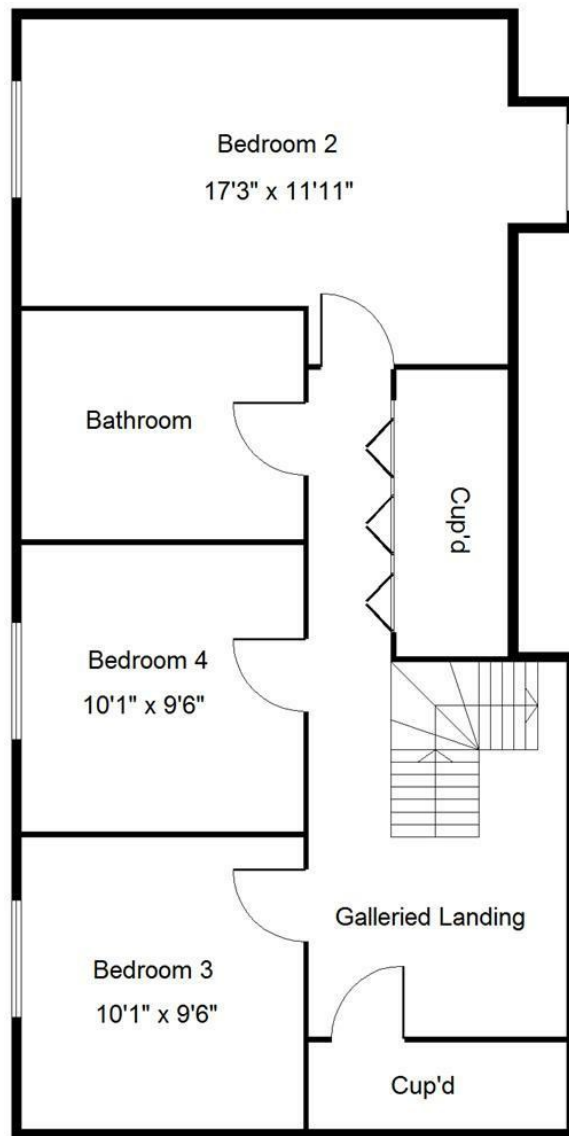
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First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 