



Fillies Avenue, Bessacarr Doncaster

welcome to

Fillies Avenue, Bessacarr Doncaster

GUIDE PRICE-£330,000-£340,000. This immaculately presented five bedroom detached family home provides spacious accommodation throughout with an open plan kitchen diner, a play room and a living room. The property has a generous landscaped rear garden and a triple driveway. No chain.



Entrance Hall

With a front facing composite door and two double glazed panels with a stormed porch over. There is a central heating radiator, stairs which rise to the first floor landing with useful understairs storage and karndeian complimentary flooring.

Lounge

15' 1" x 10' 8" (4.60m x 3.25m)

A spacious and snug lounge with a front facing double glazed window and a central heating radiator.

Playroom

16' 3" x 8' 10" max (4.95m x 2.69m max)

Converted from the original garage is this spacious additional reception room which provides the ideal area for a playroom or home office with a front facing double glazed window, karndeian flooring and a central heating radiator.

Dining Kitchen / Family Room

21' 2" x 9' 10" (6.45m x 3.00m)

An attractive karndeian flooring follows on from the entrance hall into the stunning family room which enjoys rear facing French doors which open onto the landscaped rear garden and a rear facing double glazed window. A fantastic modern kitchen which is fitted with a range of high finish wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor hood above, a double electric oven and grill, integrated dishwasher, stainless steel splashback and an extensive work top which continues and provides a focal breakfast bar ideal for dining and entertaining. There is a family dining area ideal for entertaining which has a feature panelled wall and a central heating radiator. A door provides access to the utility room.

Utility Room

5' 6" x 6' 5" (1.68m x 1.96m)

Fitted with wall and base units with work surfaces beneath which is space for an under counter and plumbing for a washing machine and dryer. There is a central heating radiator and karndeian flooring. There are various power sockets, an extractor fan, a concealed wall mounted boiler, a rear facing composite door providing access to the rear garden and a further door which provides access to the WC.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin.

There is a central heating radiator and a side facing obscure double glazed window.

First Floor Landing

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

A spacious double bedroom which enjoys pleasant views from the front with a front facing double glazed window and a central heating radiator. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a three piece suite comprising of a low flush WC, a wash hand basin and a separate double shower cubicle. There is a heated towel rail, complimentary partial tiling to the walls, tiled flooring and a front facing obscure double glazed window.

Bedroom Two

10' 8" x 12' 10" (3.25m x 3.91m)

A double room with a front facing double glazed window, a central heating radiator and a built-in single wardrobe providing a range of hanging and storage space.

Bedroom Three

11' 10" x 10' max (3.61m x 3.05m max)

A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Four

9' 3" x 10' 4" (2.82m x 3.15m)

A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Five

7' x 7' 2" (2.13m x 2.18m)

With a rear facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush WC, a wash hand basin and a tiled bath with a shower over and screen. There is an extractor fan, wall to floor tiling, a central heating radiator and a side facing frosted double glazed window.

Outside

To the front of the property there is an extensive triple driveway which provides ample off road parking for side by side vehicle access. There is a generous lawned front with shrubs to the borders and a stone path and block paved side footpath. There is external lighting whilst to the rear of the property there is a landscaped generous rear garden with an electric awning providing shelter and shade. There is an extensive Indian sandstone patio and a generous lawned garden. There is a footpath, external lighting and an outside tap. There is a play area with outdoor cushioned carpet with raised timber planters and a footpath which provides access to the rear log cabin.

Log Cabin

An ideal area to entertain and relax and could provide external use as a home office or bar. The log cabin is fully insulated and boarded allowing it to be used comfortably in both the summer and winter months. There are front and side facing double glazed windows and front facing French doors. There is a range of power points, sockets and a focal bar perfect for extensive outdoor entertainment.



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Fillies Avenue, Bessacarr Doncaster

- GUIDE PRICE-£330,000-£340,000
- FIVE BEDROOM DETACHED FAMILY HOME
- CONVERTED GARAGE TO A PLAYROOM
- ATTRACTIVE SNUG LOUNGE
- OPEN PLAN KITCHEN DINER

Tenure: Freehold EPC Rating: B

guide price

£330,000-£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR118734 - 0005

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