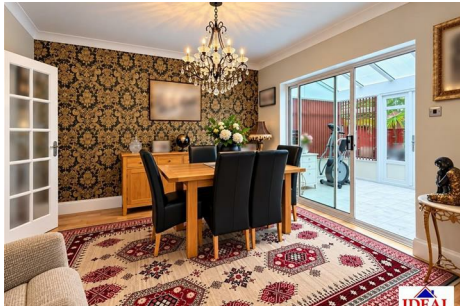




12 St. Augustines Road, Bessacarr , Doncaster, DN4 5LN

Beautiful Three-Bedroom Semi-Detached Property in a Highly Desirable Location.

Beautiful three-bedroom semi-detached property, situated within a highly desirable residential area. Offering spacious and versatile accommodation throughout, this lovely home boasts two reception rooms, an impressive open-plan kitchen/diner, a single-storey rear extension and beautifully maintained gardens, making it an ideal purchase for families and a range of buyers.

Upon entering, you are welcomed into a spacious and inviting home, with two well-proportioned reception rooms providing excellent space for relaxing and entertaining. The property benefits from an attractive open-plan kitchen/diner, featuring stylish wooden cabinetry, granite worktops and integrated appliances. This sociable space is ideal for everyday family life and entertaining guests, with the rear extension further enhancing the overall accommodation.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom. There is also ladder access to the loft space, providing additional storage potential.

Externally, the property continues to impress. To the front, there is a driveway providing valuable off-road parking, alongside access to a detached garage. To the rear, you will find a private and beautifully maintained garden, featuring established mature planting, attractive greenery and a spacious decking area, creating a wonderful setting for outdoor dining, entertaining and relaxation.

Located within a highly sought-after residential area, the property is conveniently positioned close to local amenities and everyday essentials.

This fantastic home offers a wonderful combination of spacious living accommodation, practical features and attractive outdoor space. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Offers over £285,000

12 St. Augustines Road, Bessacarr , Doncaster, DN4 5LN



- Beautiful three-bedroom semi-detached property in a highly desirable residential area.
- Single-storey extension to the rear, enhancing the living space.
- Off-road parking and a detached garage.
- Convenient location close to local amenities. EPC Rating: To follow. Council Tax Band: B.
- Spacious property comprising two reception rooms.
- Three well-proportioned bedrooms.
- Private rear garden with beautiful mature planting and a spacious decking area.
- Impressive open-plan kitchen/diner with attractive fitted units and granite worktops.
- Family bathroom featuring a bath with shower facilities.
- Ladder access to loft space, providing additional storage potential.

Hallway

5'8" x 14'0" (1.75 x 4.28)

Lounge

12'3" x 12'5" (3.75 x 3.80)

Dining Room

11'4" x 13'3" (3.46 x 4.05)

Kitchen

6'10" x 15'8" (2.10 x 4.79)

Conservatory

11'2" x 8'0" (3.42 x 2.46)

Landing

6'7" x 8'9" (2.03 x 2.69)

Master bedroom

10'11" x 12'8" (3.33 x 3.87)

Bedroom 2

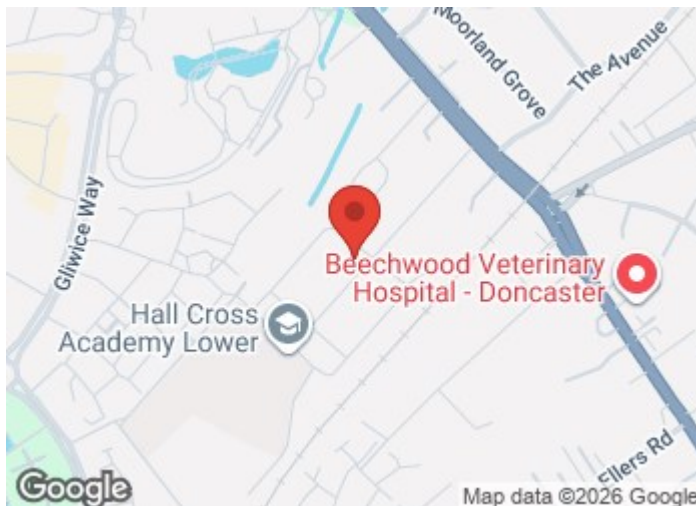
9'3" x 10'10" (2.84 x 3.32)

Bedroom 3

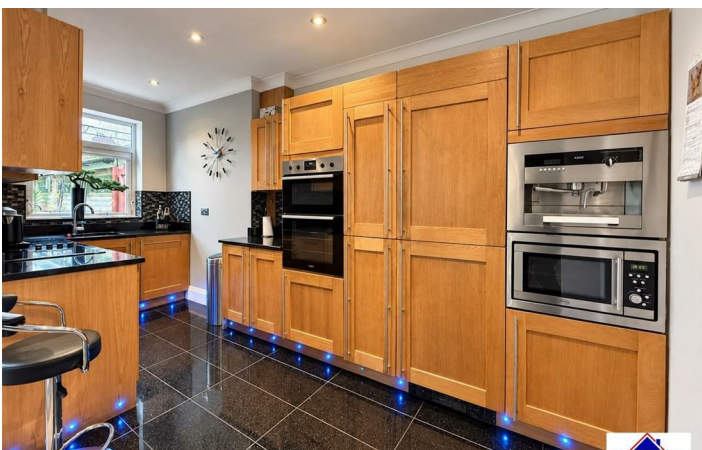
6'6" x 7'4" (2.00 x 2.26)

Bathroom

7'10" x 7'2" (2.39 x 2.20)

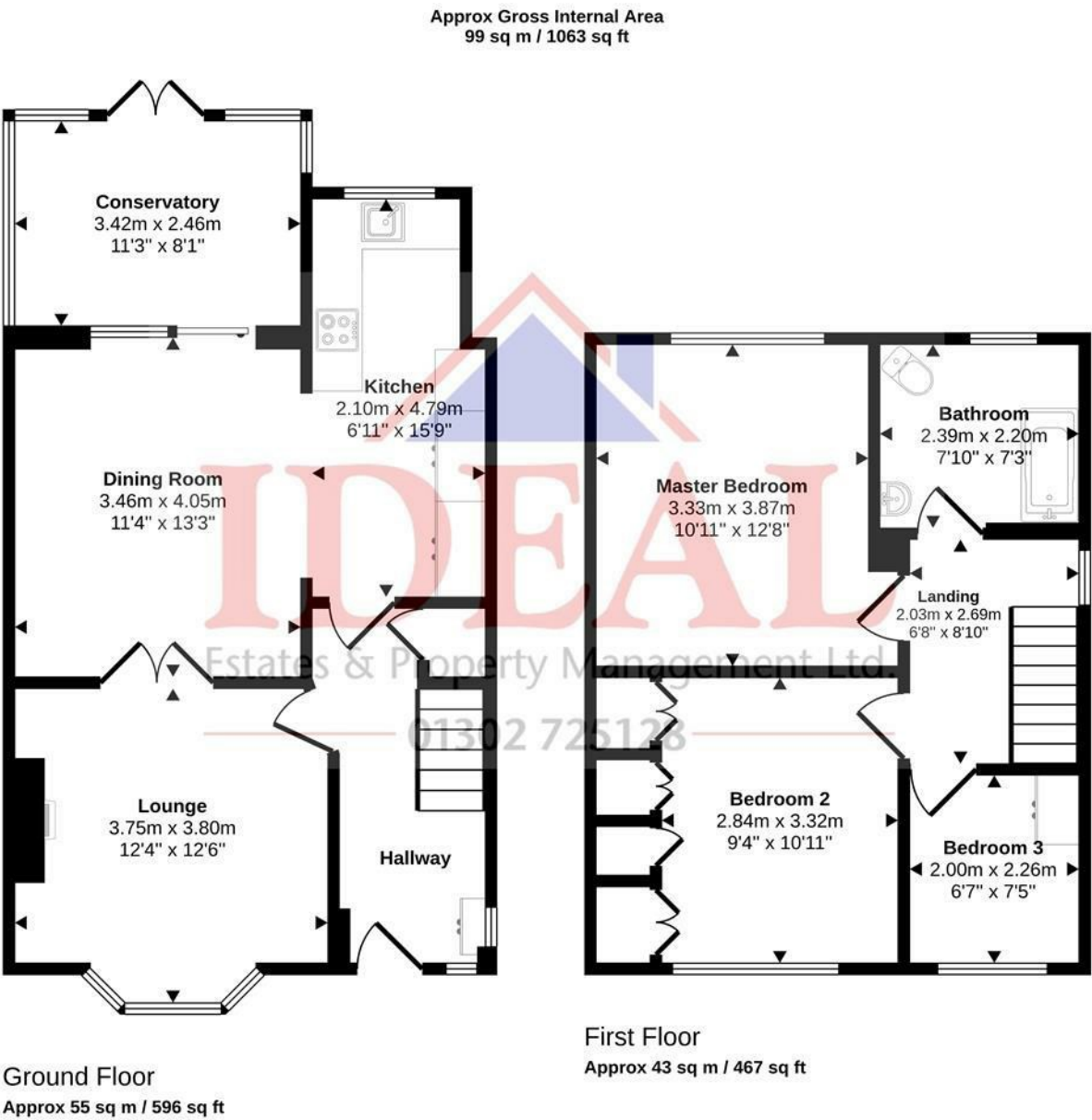


[Directions](#)





Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	