



**8 St Wilfrid's Road,
Bessacarr, Doncaster, DN4 6AA**

Reduced to: OiRo: £445,000

A substantial individually designed, three bedroomed detached bungalow situated within this prime residential location.

The property is conveniently situated within easy access of the Lakeside leisure complex, Doncaster Racecourse and offers excellent transport links to Doncaster Town Centre and surrounding areas.

The versatile spacious accommodation includes: lounge, kitchen with modern units and appliances, sitting room/bedroom three, substantial conservatory.

Gas central heating and uPVC double glazed windows are installed. The property occupies well proportioned formal gardens to the front and rear, with driveway leading to the rear detached garage.



GROUND FLOOR

Entrance Hall with timber and glazed entrance door with leaded lights, large bore radiator, fitted picture rail, built in storage cupboard.

Inner Hallway with timber and glazed side entrance door with leaded lights and door leading to the basement.



Lounge 17' 10" x 14' 0" (5.44m x 4.27m) (measurements excluding the bay) with a large side facing bay window, attractive timber surround feature fireplace, two large bore radiators, fitted picture rail.



Kitchen 19' 6" x 8' 7" (5.95m x 2.62m) (first measurement into the bay) with a range of modern fitted kitchen units comprising of base cupboard and drawer units with roll edge worktops and matching breakfast bar, with an inset 1.5 bowl porcelain sink unit, plumbing and recess for automatic washer and incorporating split level cooker equipment comprising of a four ring gas hob unit with concealed extractor canopy over, tall cupboards housing the built in oven and matching wall mounted cupboard units, part tiled walls, laminate floor covering, radiator, inset spotlights to ceiling.



Sitting Room/Bedroom 3 14' 0" x 9' 9" (4.27m x 2.98m) with double doors leading into the conservatory.



Conservatory/Sun Lounge 13' 2" x 12' 8" max (4.02m x 3.87m max) with timber and glazed double doors leading into the rear garden.



Entrance Porch

with timber and glazed double storm doors, cornice ceiling mouldings, fitted dado rail.

Front Bedroom 1 14' 0" x 14' 0" (4.27m x 4.27m)

(first measurement to the wardrobe front, second measurement excluding the bay) with large front facing bay window with radiator below, range of fitted wardrobes with hanging space and overhead storage cupboards and dresser unit, cornice ceiling mouldings, telephone point.



Rear Bedroom 2 11' 3" x 11' 7" (3.43m x 3.54m) (first measurement to the wardrobe front, second measurement excluding the bay) with rear facing bay window, one wall lined with fitted wardrobes with hanging space and sliding doors, laminate floor covering, cornice ceiling mouldings.



Bathroom 5' 10" x 11' 5" (1.78m x 3.48m) with an attractive period style suite comprising of freestanding roll edge bath (hot and cold mixer tap with shower fitment), pedestal wash basin, high level wc, heated towel rail, part tiled walls, tile floor covering.



Cellar with substantial storage accommodation including 3 x store rooms, with one housing the wall mounted gas central heating boiler.

OUTSIDE

Gardens

The property occupies generously proportioned, formally landscaped gardens to the front and rear, the front garden stands behind a brick boundary wall with ornate metal fencing, being predominantly laid to lawn containing a variety of mature trees, a pattern stamped concrete driveway leads through a pair of metal gates, leading to the large detached rear garage. There is gated access to the enclosed rear and side gardens, which again have been laid to lawn with large matching patios to the side and rear elevations



Rear Garage

Detached large garage.



IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to.

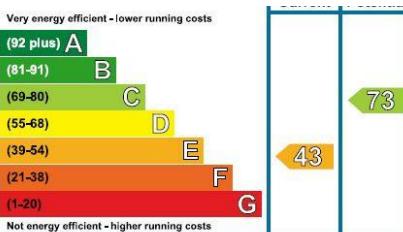
VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

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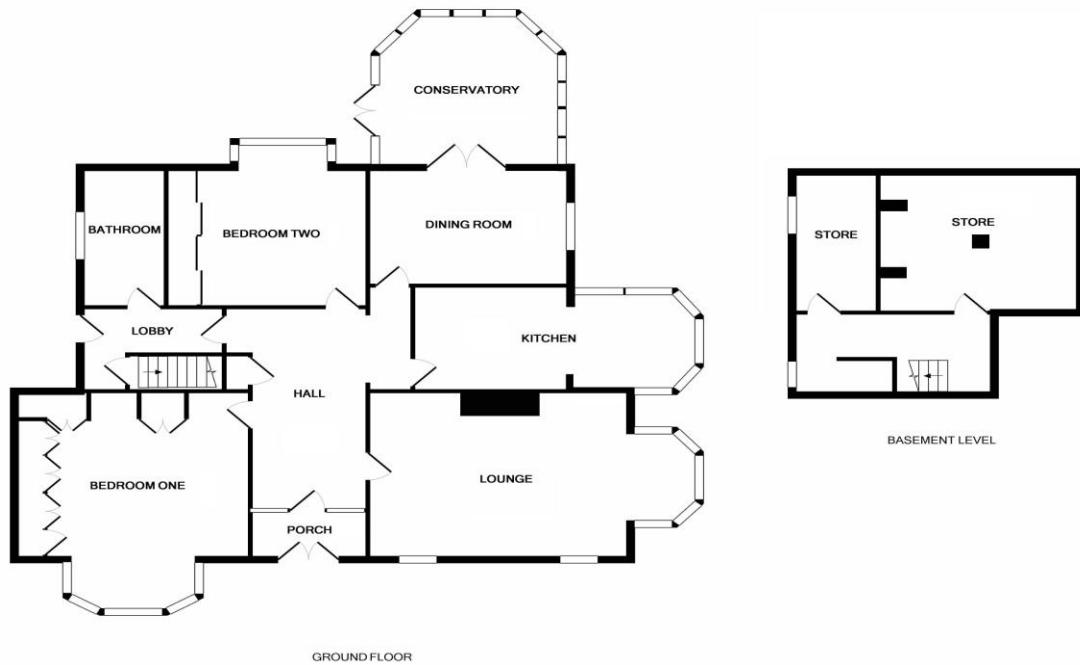
ENERGY PERFORMANCE

Energy Efficiency Rating: E 43 (73)



DIRECTIONS: The property is situated within this highly prestigious residential development and can be approached by travelling from Doncaster Town Centre into Bessacarr along Bawtry Road, turn left into St Eric's Road and turn left into St Wilfred's Road. The property will be found on the left hand side.

A full copy of the EPC is available upon request.
RA 23081 NH/DR 10/06/20



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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