

Conduit Road,Bessacarr Doncaster

william
h brown

welcome to

Conduit Road,Bessacarr Doncaster

Occupying a generous corner plot overlooking green space, this impressive modern three bedroom detached home features a dual aspect lounge, a spacious shaker kitchen diner, a utility room, and a ground floor W.C. Ideal for a growing or extended family!













Entrance Hall
A bright reception hall featuring a front aspect double glazed window and a central heating radiator.

Ground Floor W.C
Fitted with a modern low flush W.C, a wash hand basin and central heating radiator.

Lounge
A dual aspect living area featuring wood effect flooring, a side facing double glazed window, a central heating radiator, a built-in media feature wall and rear aspect double glazed french doors leading out to the rear patio and garden beyond.

Kitchen
A contemporary kitchen diner fitted with a range of navy shaker-style wall and base units with contrasting worktops housing the sink and drainer with mixer tap. There is an integrated oven, a gas hob with stainless steel extractor above and built-in appliances that include a dishwasher and fridge freezer. The dining area features a fitted breakfast bar seating arrangement with tv mounted feature wall, an understairs storage cupboard, a central heating radiator and dual-aspect double glazed windows to the front and side.

Utility
With fitted worksurfaces housing space and plumbing for a washing machine beneath, there is a wall mounted boiler, a central heating radiator and a side door to the garden.

First Floor Landing
With a side aspect double glazed window, a central heating radiator and a built-in linen storage cupboard.

Bedroom One
A spacious bedroom with a front facing double glazed window, a central heating radiator, extensive space for built-in wardrobes and access to the en suite shower room.

En-Suite Shower Room
Fitted with a contemporary suite comprising a walk-in shower cubicle, a pedestal wash hand basin, a low flush W.C, a heated towel rail and a front aspect double glazed window.

Bedroom Two
Another double bedroom featuring front and side facing double glazed windows, space for fitted furniture, a central heating radiator and access to the loft via the hatch.

Bedroom Three
With a front facing double glazed window, a central heating radiator and useful built in storage.

Bathroom
Comprising a panelled bath with electric shower and glass screen over, a pedestal wash hand basin, a low-level W.C, wall tiling, a central heating radiator and a side aspect double glazed window.

Outside
Situated on an impressive corner plot outlooking onto green space within the development and an enclosed rear garden featuring a concrete patio area for seating, with the main section laid to lawn, enclosed by brick walling and timber fencing with a rear garden timber store.

Garage
16' x 10' (4.88m x 3.05m)
A spacious detached garage with up and over door, complemented by a private driveway offering off-road vehicle parking.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Conduit Road, Bessacarr Doncaster

- GUIDE PRICE £280,000-£290,000
- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN-SUITE & MODERN FAMILY BATHROOM
- STYLISH KITCHEN DINER WITH BREAKFAST BAR
- SEPARATE UTILITY ROOM AND GROUND FLOOR W.C

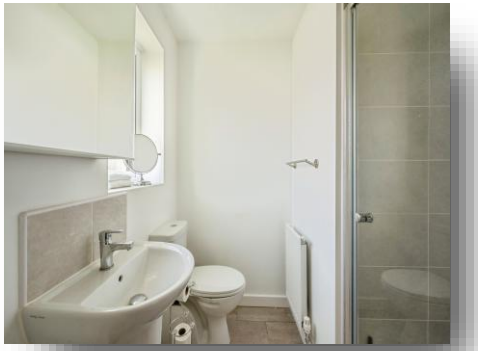
Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£280.000-£290.000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR126982 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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