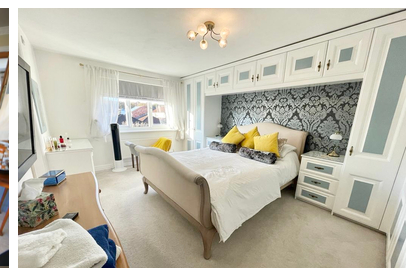


Anson Grove
Auckley
DN9 3QN
01302 867888



Kirstead Court, Doncaster

£445,000

3Keys Property are delighted to offer for sale this immaculately presented 4 double bedroom detached family home, situated in a quiet cul de sac in Bessacarr, Doncaster. Offering spacious living accommodation with 2 large reception rooms, a study and breakfasting kitchen, this property is suitable for a large family having 4 double bedrooms, an ensuite, and family bathroom. A detached double garage with automated roller garage door and pedestrian access from the rear garden. To view this stunning property, contact 3Keys Property 01302 867888.

- DETACHED FAMILY HOME WITH DETACHED GARAGE
- SPACIOUS LOUNGE WITH BI-FOLD DOORS
- DINING ROOM AND STUDY
- DETACHED DOUBLE GARAGE WITH DRIVEWAY
- CLOSE TO MOTORWAY LINK AND HIGHLY SOUGHT AFTER SCHOOLS
- 4 DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- UTILITY ROOM & DOWNSTAIRS WC
- CUL DE SAC LOCATION
- MUST BE VIEWED TO BE APPRECIATED

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this beautiful 4 double bedroom detached family home, situated in a quiet cul de sac in Bessacarr, Doncaster. Offering spacious living accommodation with 2 large reception rooms, a study and breakfasting kitchen, this property is suitable for a large family having 4 double bedrooms, an ensuite and family bathroom. A detached double garage with automated roller garage door and pedestrian access from the rear garden.

GROUND FLOOR ACCOMMODATION

A welcoming spacious hallway greets you on entrance with a wood effect vinyl floor which runs through out the kitchen and utility. The hallway gives access to the dining room, study, kitchen/breakfasting room, wc, lounge and stairs to the first floor accommodation. There is a small store cupboard under the stairs, 2 single pendant light fittings and a radiator.

To the front of the property is a spacious dining room with large bay window and oak and glass French doors into the lounge. There is a large feature fireplace, single pendant light fitting, radiator and carpet to floor. The rear aspect lounge has been extended to make a really big room with bi fold doors onto the rear garden. A stone and marble feature fireplace with wood burning stove adds a touch of cosiness to this room. The large rear aspect windows and bi fold doors add light to the room which is fitted with carpet and has 2 single pendant light fittings and radiator.

The study is situated at the front of the property and has a solid wood floor, radiator and single pendant light fitting.

The rear aspect Kitchen/breakfasting room is fitted with a range of white, high gloss floor and wall units with many integrated appliances to give a seamless look and finished with a contrasting earth stone worktop. Appliances include double oven and grill, 5 ring gas hob with extractor hood, larder fridge and freezer and the sink unit is fitted with an insinkerator hot water tap system. Tiled splash backs complete the stylish look and there is a door leading to the utility room. The utility is also fitted with floor and wall units with integrated dishwasher, microwave oven, plumbing for the washing machine, tiled splash backs, sink unit, drainer, heated towel rail and door leading to rear garden.

FIRST FLOOR ACCOMMODATION

The landing gives access to all 4 bedrooms, the loft and the family bathroom. There is a large airing cupboard, radiator, single pendant light fitting and the landing is fitted with carpet.

The front aspect master bedrooms if fully fitted with a range of wardrobes, bedside cabinets, drawers and a dressing table. Carpet to floor, single pendant light fitting and radiator. There is a door leading to the en suite which is fully tiled with a tiled floor, front aspect obscure glass window, walk in shower, hand basin, wc, heated towel rail and ceiling flush light fitting.

Bedroom 2 is a front aspect double bedroom with fitted carpet to floor, radiator and single pendant light fitting. Bedroom 3 is a rear aspect double bedroom with fitted carpet to floor, radiator and single pendant light fitting. Bedroom 4 is also a double room with rear aspect window, fitted carpet to floor, radiator and single pendant light fitting.

The family bathroom is rear aspect and fully tiled with a white suite comprising bath tub, hand basin and wc. LED downlighting and heated towel rail.

EXTERNAL

An open plan front garden mainly laid to lawn with a range of mature shrubs and trees. The detached double garage is situated to the side of the property and there is a large double driveway. The garage has a remote controlled roller garage door and has power and lighting. There is also a pedestrian door giving access to the rear garden.

With access down the side of the property, the rear garden is fully enclosed and is landscaped with a selection of patio areas and wide range of mature shrubs, flowers and trees. The garden has a grass lawn and there is a log store down the side of the property and a feature brick built BBQ.

Bessacarr is a highly sought after location in Doncaster and the development is quiet and peaceful whilst offering super access to local schools, motorway and local transport links. For further details, please contact 3Keys property 01302 867888.

HALLWAY

1.80m x 5.53m (5' 11" x 18' 2") (Maximum measurements)

LOUNGE

3.84m x 7.02m (12' 7" x 23' 0")

DINING ROOM

3.41m x 4.93m (11' 2" x 16' 2")



KITCHEN

2.62m x 4.80m (8' 7" x 15' 9")

STUDY

2.64m x 2.10m (8' 8" x 6' 11")

MASTER BEDROOM

3.40m x 4.94m (11' 2" x 16' 2")

EN SUITE

1.83m x 1.60m (6' 0" x 5' 3")

BEDROOM 2

2.69m x 3.90m (8' 10" x 12' 10")

BEDROOM 3

2.70m x 3.56m (8' 10" x 11' 8")

BEDROOM 4

3.03m x 2.84m (9' 11" x 9' 4")

BATHROOM

2.28m x 1.95m (7' 6" x 6' 5")

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

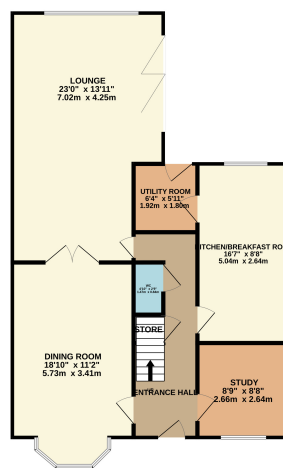
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

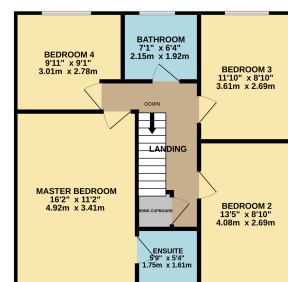
Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual dimensions, location of study, other items and other particulars will not necessarily be taken for any prospective purchaser. The services, systems and appliances shown herein are not intended and no guarantee as to their operability or efficiency can be given.
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