

Details as provided by the vendor



## **2 Birchwood Dell, Bessacarr**

**Situated in one of Doncasters most exclusive locations this attractive six bedroom detached family home is positioned on this corner plot with private gardens and comprises of: Entrance hallway, downstairs WC, lounge, family room, dining kitchen, utility, annex with lounge/kitchen, bedroom and ensuite, landing, five bedrooms, two ensuites, with main bedroom having walk-in wardrobe and separate family bathroom.**

**Asking Price Of £850,000**

### **Viewing**

By appointment only

**Tenure Freehold**

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This property provides extensive living space as there is an attached annex including living room, bedroom and ensuite. The home includes contemporary and high quality fixtures and fittings, supported by three ensuite shower rooms, gas heating, UPVC double glazing and an excellent standard of internal presentation and decoration throughout.

The property could possibly suit a variety of buyers including those with independent relatives or growing families alike.

Viewing highly recommended.

### HALLWAY



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### LOUNGE

12' 5" x 17' 5" (3.78m x 5.31m)



### LOUNGE



**BREAKFAST KITCHEN**

22' 5" x 13' 4" (6.83m x 4.06m)



**BREAKFAST KITCHEN**



**BREAKFAST KITCHEN**



**BREAKFAST KITCHEN**



**FAMILY ROOM**

11' 6" x 14' 7" (3.51m x 4.44m)



**FAMILY ROOM**



**UTILITY**

5' 4" x 5' 9" (1.63m x 1.75m)



**DOWNSTAIRS WC**

3' 5" x 9' 2" (1.04m x 2.79m)



**ANNEX LOUNGE**

11' 1" x 15' 1" (3.38m x 4.6m)



**ANNEX LOUNGE**



**ANNEX BEDROOM**

9' 7" x 11' 8" (2.92m x 3.56m)



**ANNEX BATHROOM**

9' 5" x 2' 7" (2.87m x 0.79m)



**LANDING**



**BEDROOM ONE**

15' 2" x 16' 5" (4.62m x 5m)



**BEDROOM ONE**



**WALK IN WARDROBE**



**ENSUITE**

6' 7" x 7' 3" (2.01m x 2.21m)



**BEDROOM TWO**

11' 2" x 13' 4" (3.4m x 4.06m) Plus Door Recess



### **ENSUITE**

5' 2" x 3' 8" (1.57m x 1.12m)



### **BEDROOM THREE**

13' 5" x 11' 2" (4.09m x 3.4m)



### **BEDROOM FOUR**

11' 8" x 10' 8" (3.56m x 3.25m)



### **BEDROOM FIVE**

13' 5" x 11' 2" (4.09m x 3.4m)



### **BATHROOM**

7' 4" x 5' 8" (2.24m x 1.73m)



### **GARDEN**



## GARDEN AREA



## REAR VIEW



## EVENING GARDEN VIEW



DATED - 04/03/2024

## DISCLAIMER

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 or valuer 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 this leaflet may have been prepared some time ago, and that the 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 checked rights of way, footpaths, covenants, 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.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

## 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. Please note 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.







