



Bawtry Road, Bessacarr Doncaster

welcome to

Bawtry Road, Bessacarr Doncaster

A one of a kind, design-led home blending period charm with maximalist interiors, generous living space and sociable garden. Situated in this highly sought after prime location and available with no onward chain!



Entrance Hallway

Remarkably spacious, the hallway offers room for a games table, centred around an original fireplace with exposed brick and built-in storage to either side. A front facing double glazed bay window floods the space with light. With original wood flooring, a striking peacock wall mural and zebra print stair runner. From here, access flows effortlessly to the lounge, kitchen, downstairs WC and first floor.

Downstairs W.C.

Fitted with a low flush WC, a counter top wash hand basin with mixer tap and a heated towel rail, also featuring the original cold store ceiling hooks.

Lounge

A warm yet stylish retreat featuring a front facing double glazed bay window, original wooden flooring, a central heating radiator, coving to the ceiling and an exposed brick fireplace with potential for a log burner. A versatile, inviting space for both relaxing and entertaining with open access through to the dining room.

Dining Room

A true entertaining space, the dining room embraces a bold floral aesthetic with French doors with double glazed side panels which lead out to the rear garden, original wooden flooring and two central heating radiators. Currently seating 8 with capacity for more it's perfect for hosting dinner parties that spill out into the garden.

Kitchen

Designed with both practicality and personality in mind, the kitchen is perfectly equipped for hosting and everyday life alike, featuring base units, work surfaces housing the matte black sink and drainer with matching mixer tap. The kitchen has space for a double range oven with cooker hood above, space for an American style fridge-freezer and plumbing for a washer/dryer and dishwasher. There is a window overlooking the garden and rear access door. A charming nod to the home's heritage, the original servant bells remain in place, adding character and history.



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Cellar

With excellent ceiling height, the cellar offers exceptional flexibility, ideal for storage, a home gym, play room or hobby space. A practical bonus with exciting future potential.

First Floor Landing

With heightened ceilings and access to the loft.

Primary Bedroom

A generously sized bedroom with a front facing double glazed window, a central heating radiator, coving to the ceiling and access to the shower which has been creatively concealed within the original storage cupboard. Loft access is also available from this bedroom with a loft hatch and ladder.

Bedroom Two

Another generous bedroom with a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

Step down in to this spacious third bedroom with a side facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Four

Currently used as a home office with a rear facing double glazed window, central heating radiator and a rear facing velux window.

Bathroom

A striking space which is fitted with a low flush WC, a counter top wash hand basin and a bath. There is a built-in shaver point, a heated towel rail, tiled flooring, partial tiling to the walls and a rear facing obscure double glazed window.

Outside

To the front of the property there is a private driveway providing off road parking for up to four vehicles. The rear garden has been thoughtfully designed as a multi-zone social space, maximising sun throughout the day. The key features include a detached garage, four distinct entertaining zones, a patio directly from the house, raised deck and dedicated dining deck, a lounge area and fire pit zone and two lawned areas with mature planting. Importantly, the space feels private and secluded, with minimal overlooking. There is power to the rear of the garden and there are currently two electrical outlets halfway down the garden and a junction box at the bottom for further expansion if needed.

Garage

With an up and over door, electrical sockets and lighting, with eaves storage.

Agent's Note

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

welcome to

Bawtry Road, Bessacarr Doncaster

- SPACIOUS FOUR BEDROOM DOUBLE FRONTED STONE COTTAGE
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- BOLD INTERIORS
- SOCIABLE LANDSCAPED GARDEN WITH MULTIPLE ZONES

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers over
£375.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126697 - 0003

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