



Plantation Avenue, Doncaster DN4 6SR

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EXCLUSIVE



## Plantation Avenue, Doncaster DN4 6SR

This five bedroom detached house is situated on a private estate in the sought after area of Bessacarr and has been refurbished and improved by the current owner and will make a spacious home for the next owners. Being sold with NO CHAIN complications a viewing is VERY HIGHLY recommended to appreciate the accommodation on offer.





**DESCRIPTION**

Briefly the property comprises an entrance hall, lounge, dining room, open plan kitchen with seating area, study, games room, sauna room, double bedroom, shower room and integral garage to the ground floor whilst the first floor has four double bedrooms, two with en suites, and a family bathroom. Outside there are gardens to front and rear with drive facilitating off street parking for several vehicles. The property also benefits from fibre internet supply, solid wood doors throughout, gas central heating and double glazing.

**ENTRANCE HALLWAY**

6'7" x 23'4"

A composite door with glass panel and side windows leads into the entrance hallway which provides access to the lounge, kitchen, downstairs cloakroom, study, bedroom, integral garage and stairs to the first floor. There is wood panel flooring, spotlights to ceiling, two radiators

**LOUNGE**

16'8" x 15'5"

Feature fireplace with electric fire inset and surround, wood panel flooring, bay window to front with blinds, radiator and space into dining room.

**DINING ROOM**

8'11" x 11'6"

Overhead lights, wood panel flooring, double window to front, radiator and door into kitchen.

**OPEN PLAN KITCHEN AND SEATING AREA**

21'10" x 24'0"

The spacious open plan kitchen has a feature fireplace housing a log burner with TV wall connections above the mantle, wall and base units,, built in oven, microwave, plate warmer, built in washing machine, dishwasher, fridge and freezer, and bin drawer, central breakfasting unit with five ring induction hob,, remote control colour changing lights to units with floor lights, Vaillant boiler in wall unit, wall radiator, wood panel flooring. two floor level radiators, spotlights to ceiling , window to side and door into hallway.

**BEDROOM FIVE**

8'5" x 13'11"

Currently used as a study with built in wardrobes, telephone point, wood panel flooring and window to side.



#### **STUDY**

8'5" x 13'11"

This room links to the games room and sauna and is an ideal study/office area. It has built in cupboards, wood panel flooring, and a radiator. Double upvc doors lead into the games room and wooden door to the sauna.

#### **SAUNA ROOM**

Tiled throughout with sauna unit, corner shower with electric Mira shower, pedestal sink with mixer tap, window to rear and radiator.

#### **GAMES ROOM**

15'4" widest x 30'4" longest

An L shaped room with wall fitted log burner, overhead lights for pool table, TV to wall, shelf, two wall lights, beam to ceiling and wood panel flooring, windows to rear, side and front with blinds, double doors to rear garden.

#### **SHOWER ROOM**

7'4" x 5'10"

Tiled throughout with walk in shower having a rainfall head and hand held unit, low level flush wc, wash hand basin with mixer tap, drawers under and mirror over with shelf, spotlights to ceiling, extractor fan,



#### **FIRST FLOOR LANDING**

10'7" x 13'5"

Providing access to four bedrooms, (Master via a separate passage), family bathroom and loft with balustrade, two smoke alarms to ceiling, double window to front and radiator.

#### **MASTER BEDROOM**

14'0" x 14'9"

Accessed via a passage off the main landing with built in wardrobe, TV point, two Velux windows to side, spotlights to ceiling, two windows to side and one to the front, radiator and door into the en suite.

#### **EN SUITE**

6'8" x 5'11"

Tiled throughout with corner shower unit having rainfall head and hand held unit, wash hand basin with mixer tap and drawers under, touch screen illuminated mirror over, low level flush wc, Velux window to side and wall radiator.

#### **BEDROOM TWO**

15'2" x 13'11"

Built in wardrobe, double window and Velux windows to rear, radiator.



**BEDROOM THREE**

13'3" x 10'5"

TV mounting, double window to front and radiator.

**BEDROOM FOUR**

19'1" x 16'3"

Eaves storage cupboard, double windows to both sides, one to rear, radiator and door into en suite.

**EN SUITE**

5'5" x 7'3"

Tiled throughout with matching suite comprising panel bath with mixer tap and shower attachment, wash hand basin to wall, illuminated touch screen mirror over, low level flush wc, towel holder, eaves storage cupboard, wall radiator and Velux window to side.

**FAMILY BATHROOM**

8'3" x 8'10"

Tiled throughout with built in TV, bath attached to wall, wash hand basin with two drawers under and mirror over, low level flush wc, two inset shelves, spotlights to ceiling and extractor fan, wall radiator and obscure window to side.

particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**EXTERNALLY**

The front garden is laid to lawn with mature borders and trees and is fronted by a brick wall with railings and fencing to both sides. There is a bonded drive leading to the garage and accessed via a wrought iron gate allowing off street parking for several vehicles along with a stone chip area to side.

The private rear garden is laid to lawn with a patio area, and has mature borders, down lighters, outside socket and tap, plus a wooden tool shed with hedging and fencing surround.

**GARAGE**

16'6" x 17'4"

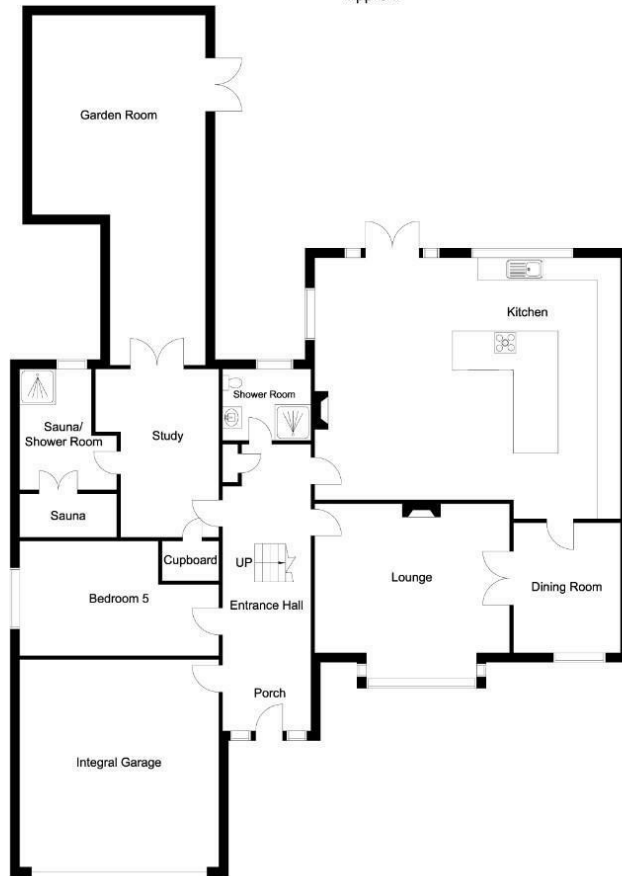
Electric door, power and lighting, personal door to side with window.

**AGENTS NOTE**

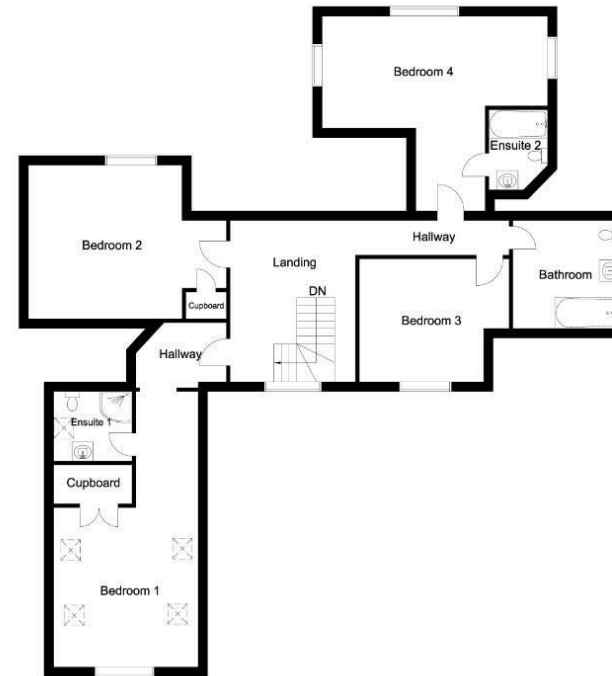
Due to the vendors circumstances he is willing to leave some of the items at the property by prior agreement with the buyers as required.

The vendor advises there is a voluntary road association to maintain the road which costs £60 per annum.

Ground Floor  
210 sq m/2260.42 sq ft  
Approx.



First Floor  
113 sq m/1216.32 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2026

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>82</b>	

EU Directive 2002/91/EC

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Bawtry - 01302 710773 <https://www.hunters.com>

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