



**45 Bolton Hill Road, Doncaster, DN4 6DS**  
£350,000 Freehold

  
**MARTIN&CO**

## Bolton Hill Road, Bessacar

2 Bedrooms, 2 Bathroom

£350,000

- Detached Bungalow
- Highly Sought After Location
- Large Mature Gardens
- Generous Living Space
- Ensuite To Master Bedroom
- Integral Garage
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A fantastic opportunity to purchase a deceptively large and impressive bungalow located in the very popular location of Bessacar.

The Bungalow offers prospective purchasers a generous living space with a degree of flexibility.

Sitting in large and well maintained gardens planted with mature shrubs and briefly comprising of an welcoming entrance hall leading to a formal sitting room, dining room,

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kitchen with utility area, family bathroom, sunroom, two double bedrooms, dressing room and ensuite shower room. The property also benefits from an integral garage and off street parking for several cars. Early viewing is recommended to appreciate the space and quality on offer

**LOUNGE** 14' 11" x 14' 2" (4.55m x 4.32m) A formal front facing sitting room with a feature fireplace. Double doors open into dining room

**DINING ROOM** 15' 0" x 10' 11" (4.57m x 3.33m) A well proportioned dining room with patio doors opening into the stunning rear garden

**KITCHEN** 14' 9" x 10' 8" (4.5m x 3.25m) Opening into the utility area a lovely family kitchen with a range of white wall and base units with grey worktops. There is an eye level double oven. The utility area has plumbing for a washing machine and space for a fridge and freezer

**GARAGE** 9' 0" x 19' 3" (2.74m x 5.87m) A garage with an electric garage door and access from the utility room

**SUN ROOM** 9' 6" x 17' 0" (2.9m x 5.18m) A multifunctional living room benefitting from views over the rear garden

**BATHROOM** 9' 10" x 7' 4" (3m x 2.24m) A generous family bathroom with a white three piece bathroom

**MASTER BEDROOM** 14' 8" x 15' 7" (4.47m x 4.75m) A master bedroom suite with dressing room and ensuite shower room

**ENSUITE** 7' 6" x 7' 2" (2.29m x 2.18m) An ensuite shower room to the master bedroom

**WARDROBE** 6' 6" x 7' 2" (1.98m x 2.18m) A walk-in-wardrobe to the master bedroom

**BEDROOM** 12' 11" x 12' 0" (3.94m x 3.66m) A second double bedroom









## Martin & Co Doncaster

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