



**115 Stayers Road , Doncaster , DN4 7FJ**  
Offers In Excess Of £300,000 Freehold

  
**MARTIN&CO**

## Stayers Road , Doncaster

4 Bedrooms, 3 Bathroom

Offers In Excess Of £300,000

- Four Bedroom Detached
- Three bathroom
- Three Storey
- Driveway
- Enclosed Garden
- New Build Development
- Superb Family home

A fantastic opportunity to purchase this four bedroom detached family home located on a new development site in Bessacar. Briefly comprising on the ground floor a hallway, front facing living room, wc, kitchen/diner and laundry room. On the first floor is a master bedroom with ensuite, two further bedrooms and family bathroom. On the second floor is a double bedroom with ensuite. You have off road parking for two cars and an enclosed garden to the rear. The

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property is close to the City Centre and local amenities. Viewing is essential to appreciate the space this property has to offer. Call now to arrange a viewing

**LIVING ROOM 12' 11" x 12' 1" (3.95m x 3.70m)** A cozy front facing living room.

**KITCHEN/ DINER 18' 2" x 9' 4" (5.54m x 2.85m)** Kitchen/diner with white high gloss wall and base units, with white worktops. There is an integrated fridge/freezer, dishwasher, stainless steel extractor, electric induction hob and oven. There is space for a family dining table next to French doors leading to the garden.

**LAUNDRY ROOM 7' 5" x 5' 3" (2.28m x 1.62m)** Separate laundry room with plumbing for washing machine and space for a tumble dryer. There is plenty of storage with wall units and you will benefit from an additional sink.

**WC 3' 1" x 5' 4" (0.94m x 1.63m)** Ground floor wc with corner sink basin

**MASTER BEDROOM 11' 11" x 10' 7" (3.64m x 3.25m)** Master double bedroom with ensuite

**ENSUITE 6' 1" x 5' 11" (1.87m x 1.81m)** Ensuite to master bedroom with walk in shower, wc and basin sink.

**BEDROOM 9' 7" x 9' 6" (2.93m x 2.90m)** Second double bedroom

**BEDROOM 8' 5" x 9' 6" (2.57m x 2.90m)** Third bedroom

**BATHROOM 5' 7" x 7' 0" (1.72m x 2.15m)** Family bathroom with white three piece suite

**BEDROOM 11' 5" x 13' 10" (3.49m x 4.24m)** Fourth double bedroom on the second floor with fitted wardrobes and ensuite

**ENSUITE 6' 7" x 5' 1" (2.02m x 1.55m)** Ensuite to the second floor bedroom with walk in shower, wc and basin sink









## Martin & Co Doncaster

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

