

Station Road, Beckingham, Doncaster, DN10

£300,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

Stunning family home - 4 DOUBLE BEDROOMS - en suite and family bathrooms - lounge - d/s wc - open plan dining kitchen - conservatory - utility room - garage - enclosed private gardens - NO CHAIN We are pleased to offer this exceptional four bedroomed detached family home which is situated on the ed

Key features:

- stunning modern home
- very sought after village
- En suite
- Conservatory
- no chain

Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band E (£221.00 per-month)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Garage



Stunning family home - 4 DOUBLE BEDROOMS - en suite and family bathrooms - lounge - d/s wc - open plan dining kitchen - conservatory - utility room - garage - enclosed private gardens - NO CHAIN

We are pleased to offer this exceptional four bedroomed detached family home which is situated on the edge of this highly sought after village. Offering very well presented living space on both floors and a beautifully private rear garden, creating the perfect family home!

Ground Floor Accommodation

Entrance

Enter via UPVC door, doors to cloakroom, lounge, kitchen diner, under stairs cupboard, fitted carpet, stairs to first floor, under floor heating.

Cloakroom

Fully tiled walls, tiled floor, UPVC double glazed window to the front aspect, low level WC, hand wash basin, under floor heating.

Lounge 21'6" X 12'0"

Under floor heating, UPVC double glazed box bay window to the front aspect, electric fire with surround and hearth.

Kitchen Diner 19'7" X 11'10"

Tiled floor, under floor heating, fitted base and wall units, integral dishwasher and fridge freezer, electric hob with over head extractor, built in double oven, spot light lighting, one and a half stainless steel sink and drainer

with mixer tap, UPVC double glazed window and french doors to the rear. Door to the utility room.

Utility Room

Tiled floor, provisions for washing machine and tumble dryer. Stainless steel sink UPVC door to the side aspect and UPVC window to the rear aspect, under floor heating.

Conservatory 9'11" X 10'10"

Underfloor heating, tiled flooring, UPVC french doors to the side aspect, power and lighting.

First Floor Accommodation

Landing

Doors to four double bedrooms and bathroom, airing cupboard, Access to the attic and skylight.

Bedroom One 16'6" X 12'1"

UPVC double glazed window to the front aspect, radiator, door to the en-suite.

En-Suite

Heated towel rail, UPVC window to the front aspect, double shower, low level WC, hand wash basin, extractor fan.

Bedroom Two 12'1" X 14'7"

UPVC double glazed window to the rear aspect, radiator

Bedroom Three 11'6" X 10'0"

UPVC double glazed window to the rear aspect, radiator.

Bedroom Four 9'11" X 12'8"

UPVC double glazed window to the front aspect, radiator.

Bathroom 10'2" X 7'1"

Heated towel rail, UPVC double glazed window to the rear aspect, shower cubicle, bath, hand wash basin, low level WC, extractor fan.

Gardens

The manageable rear garden has a patio area, outside tap, shrub borders, mainly laid to lawn, fully enclosed by fencing, gated access down either side of the property.

The front garden has a shingled driveway with parking for three cars, slate garden garden feature with planted borders, enclosed by low level wall.

Garage

Integral garage with power and lighting.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate 

Achilleion House, Station Road, Beckingham, DONCASTER, DN10 4PT

Dwelling type: Detached house **Reference number:** 0953-2819-7644-9293-3101
Date of assessment: 11 April 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 April 2017 **Total floor area:** 151 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,559
Over 3 years you could save	£ 306

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 504 over 3 years	£ 252 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> <p style="text-align: center;">You could save £ 306 over 3 years</p> </div>
Heating	£ 1,617 over 3 years	£ 1,665 over 3 years	
Hot Water	£ 438 over 3 years	£ 336 over 3 years	
Totals	£ 2,559	£ 2,253	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 5px; margin-right: 5px;">70</div> <div style="border: 1px solid black; padding: 5px; margin-left: 5px;">80</div> </div>	(81-91) B	<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(69-80) C		(55-68) D	
(39-54) E		(21-38) F	
(13-28) G			

Top actions you can take to save money and make your home more efficient

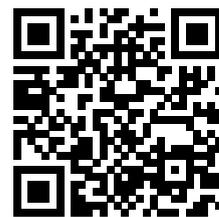
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£65	£ 204
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 798

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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