

St Mary's

Residences

Bawtry Road, Bessacarr



St Mary's Residences offers an exclusive privately gated development of five luxury homes, accessed via a private driveway, in the heart of Bessacarr.

The large open planned interiors have been designed to facilitate modern day family living, whilst style, quality and an unrivalled attention to detail encapsulate the very essence of luxury homes. Each of the five properties have a high specification fitted kitchen with integrated appliances, whilst bathrooms feature fully tiled walls and the highest quality fittings.

On the first floor, all have four generously proportioned bedrooms, together with the unique advantage of a large boarded second floor loft area, designed to maximise the potential of each property, giving opportunity to increase living space in the future.

# Site Plan



Bawtry Road

With its premier location and superb secure grounds, this unique development offers modern design, quality building together with high specification interiors.

Accessed directly off Bawtry Road, the sweeping private driveway with remote accessed gated entrance leads to the development. Each property has a well-proportioned plot, planned to give space and privacy to individual residents. Driveways give access to large detached double garages.

The site is conveniently located approximately two miles from Doncaster town centre, and enjoys ease of access to the M18, the new M18 link road, M1, A1 and M62. The racecourse is under a mile away and the Lakeside leisure facilities are also within comfortable walking distance. Bessacarr is also home to both Doncaster Golf Club and Doncaster Tennis Club.

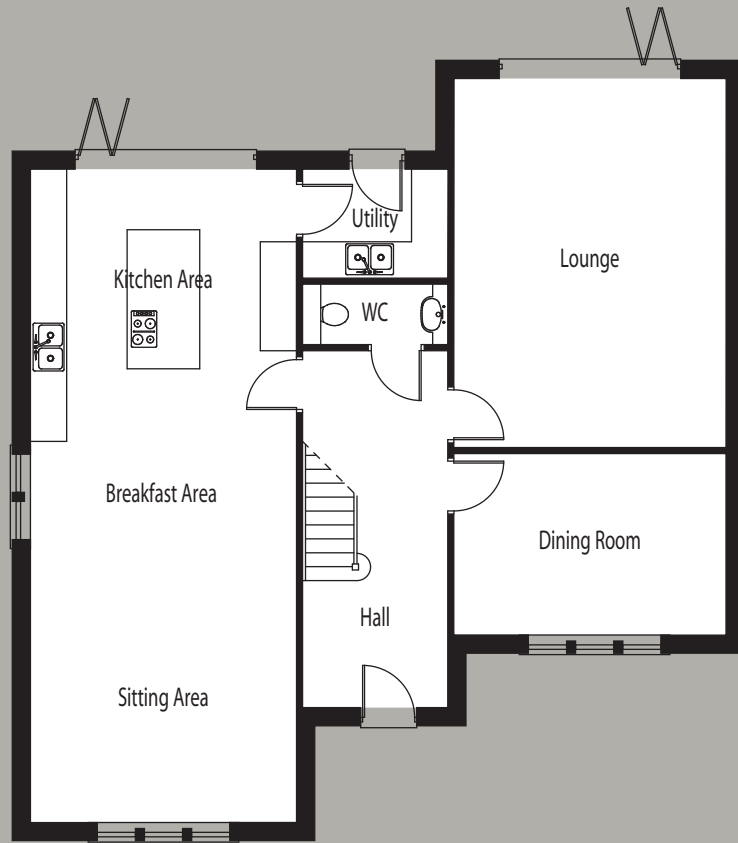
# 1.

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**Residence 1** offers 4 large bedrooms, two en-suite. A large open plan kitchen, breakfast and sitting room, with two additional reception rooms. A substantial second floor loft space offers the potential for further bedrooms. A private driveway leads to a detached double garage.



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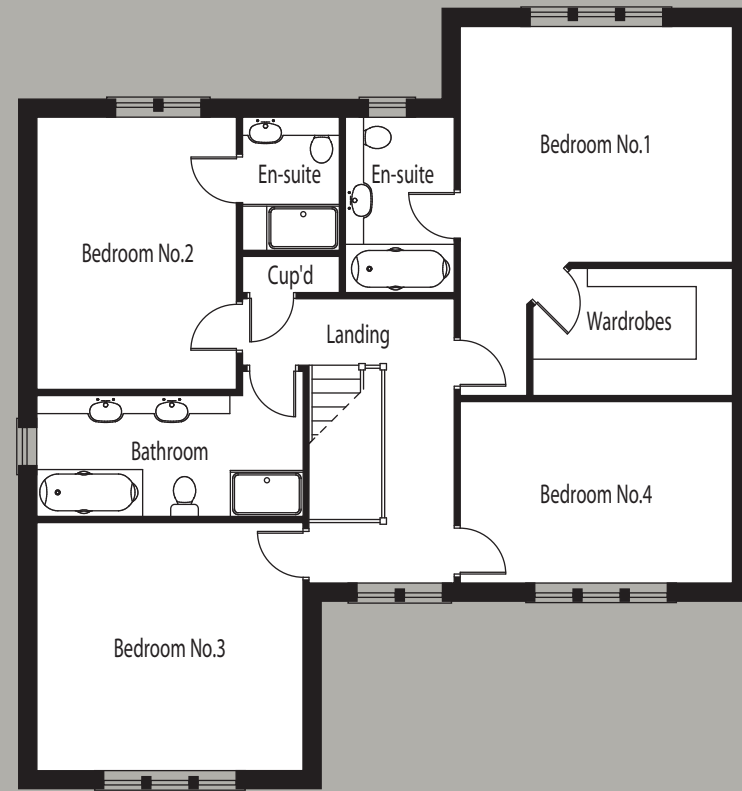
**ground floor**

Kitchen/Breakfast/Sitting	4.40m x 10.80m	(14'5" x 35'5")
Lounge	4.50m x 6.10m	(14'9" x 20')
Dining Room	4.50m x 3.00m	(14'9" x 9'10")
Utility	2.40m x 1.80m	(7'10" x 5'11")
WC	2.40m x 1.00m	(7'10" x 3'3")

**second floor loft space**

The loft space has been designed to offer a large additional space that can be used as storage or converted to offer additional bedrooms

PLEASE NOTE: All dimensions are maximum and approximate.



**first floor**

Bedroom 1	4.50m x 3.90m	(14'9" x 12'10")
En-suite	1.80m x 2.90m	(5'9" x 9'6")
Wardrobe	3.30m x 2.10m	(10'10" x 6'11")
Bedroom 2	3.30m x 4.50m	(10'10" x 14'9")
En-suite	1.60m x 2.20m	(5'3" x 7'3")
Bedroom 3	4.40m x 4.10m	(14'5" x 13'5")
Bedroom 4	4.50m x 3.00m	(14'9" x 9'10")
Bathroom	4.40m x 2.00m	(14'5" x 6'7")

**Residence 1 FLOOR PLANS**

# 2.

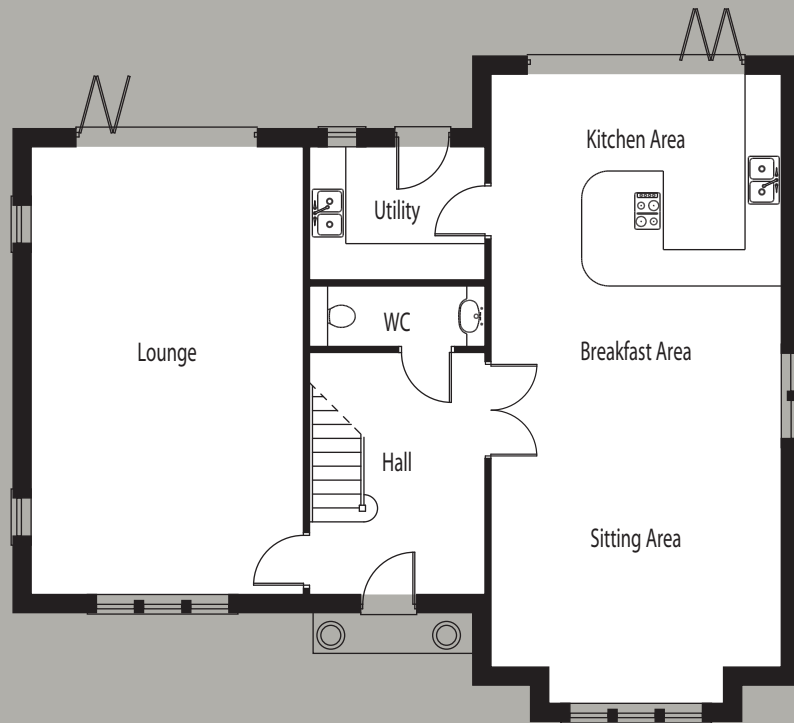
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**Residence 2** offers 4 large bedrooms, two en-suite. A large open plan kitchen, breakfast and sitting room, and large separate lounge. A substantial second floor loft space offers the potential for further bedrooms. A private driveway leads to a detached double garage.



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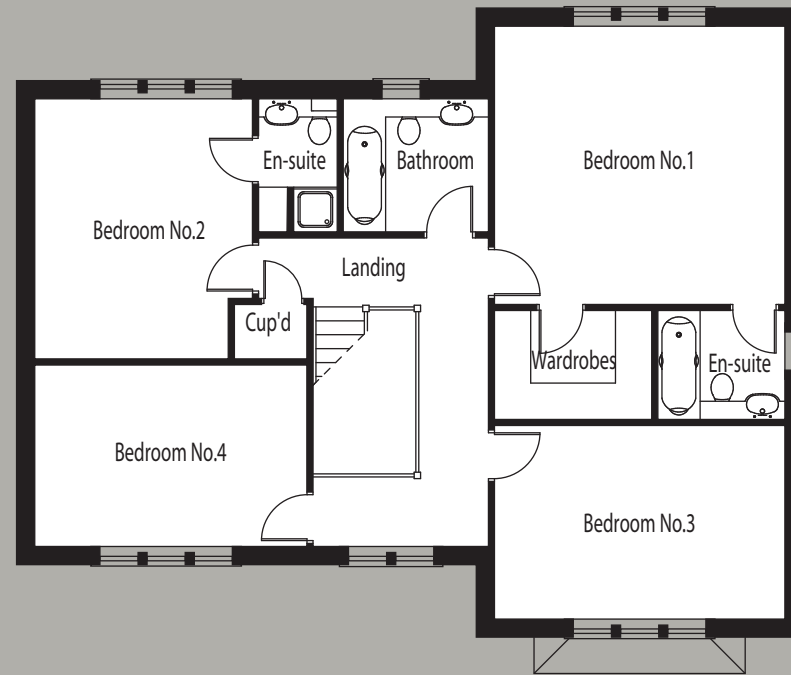
**ground floor**

Kitchen/Breakfast/Sitting	4.80m x 9.80m	(15'9" x 32'2")
Lounge	4.50m x 7.40m	(14'9" x 24'3")
Utility	2.90m x 2.20m	(9'6" x 7'3")
WC	2.90m x 1.00m	(9'6" x 3'3")

**second floor loft space**

The loft space has been designed to offer a large additional space that can be used as storage or converted to offer additional bedrooms

PLEASE NOTE: All dimensions are maximum and approximate.



**first floor**

Bedroom 1	4.80m x 4.60m	(15'9" x 15'1")
En-suite	2.10m x 1.80m	(6'11" x 5'11")
Wardrobe	2.60m x 1.80m	(8'6" x 5'11")
Bedroom 2	3.60m x 4.30m	(11'10" x 14'1")
En-suite	1.30m x 2.20m	(4'3" x 7'3")
Bedroom 3	4.80m x 3.20m	(15'9" x 10'6")
Bedroom 4	4.50m x 3.00m	(14'9" x 9'10")
Bathroom	4.40m x 2.20m	(14'5" x 7'3")

**Residence 2 FLOOR PLANS**

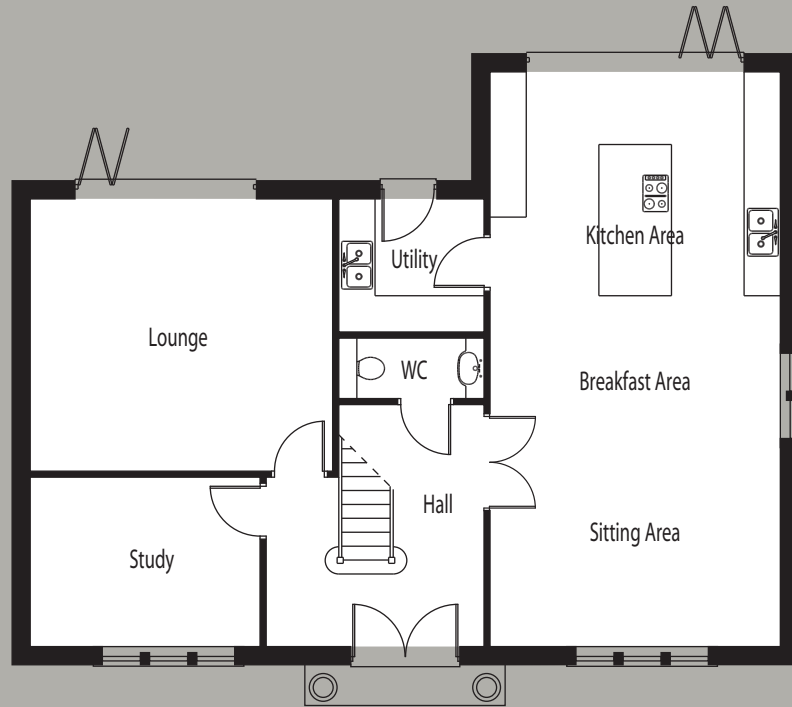
# 3.

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**Residence 3** offers 4 large bedrooms, two en-suite. A large open plan kitchen, breakfast and sitting room, with two additional reception rooms. A substantial second floor loft space offers the potential for further bedrooms. A private driveway leads to a detached double garage.



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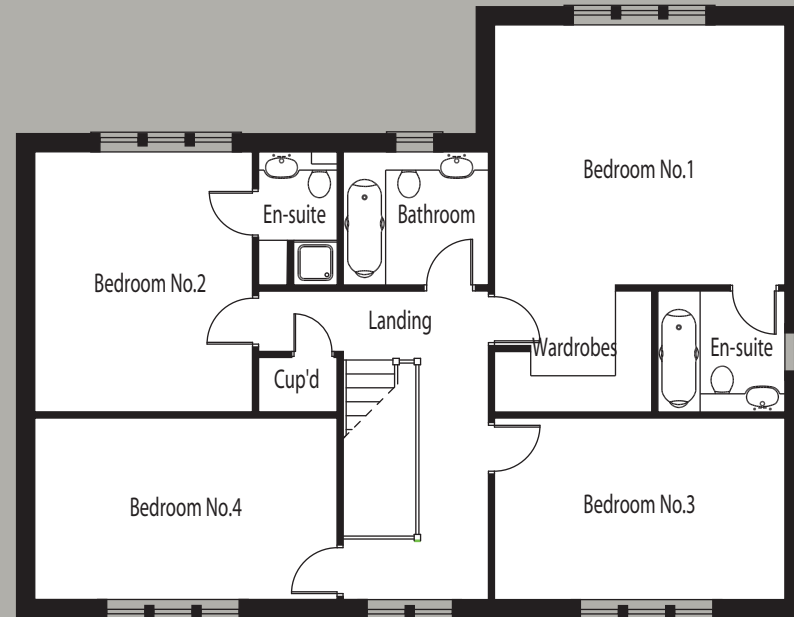
**ground floor**

Kitchen/Breakfast/Sitting	4.80m x 9.50m	(15'9" x 31'2")
Lounge	4.50m x 5.00m	(14'9" x 16'5")
Study	3.80m x 2.80m	(12'6" x 9'2")
Utility	2.40m x 2.20m	(7'10" x 7'3")
WC	2.40m x 1.00m	(7'10" x 3'3")

**second floor loft space**

The loft space has been designed to offer a large additional space that can be used as storage or converted to offer additional bedrooms

PLEASE NOTE: All dimensions are maximum and approximate.



**first floor**

Bedroom 1	4.80m x 4.30m	(15'9" x 14'1")
En-suite	2.10m x 2.00m	(6'11" x 6'7")
Wardrobe	2.60m x 2.00m	(8'6" x 6'7")
Bedroom 2	3.60m x 4.30m	(11'10" x 14'1")
En-suite	1.30m x 2.20m	(4'3" x 7'3")
Bedroom 3	4.80m x 3.00m	(15'9" x 9'10")
Bedroom 4	5.00m x 3.00m	(16'5" x 9'10")
Bathroom	2.40m x 2.20m	(7'10" x 7'3")

**Residence 3 FLOOR PLANS**

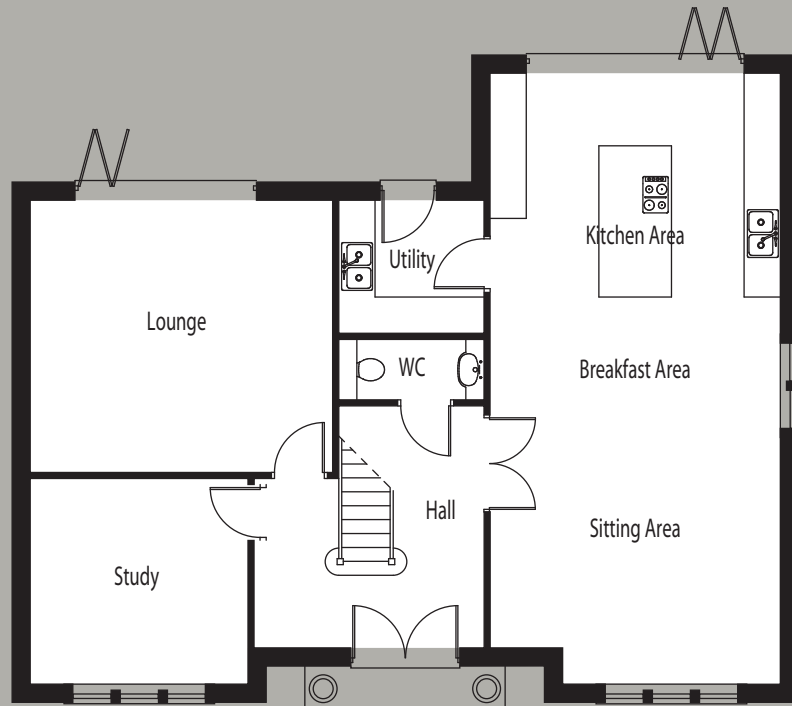
4.

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**Residence 4** offers 4 large bedrooms, two en-suite. A large open plan kitchen, breakfast and sitting room, with two additional reception rooms. A substantial second floor loft space offers the potential for further bedrooms. A private driveway leads to a detached double garage.



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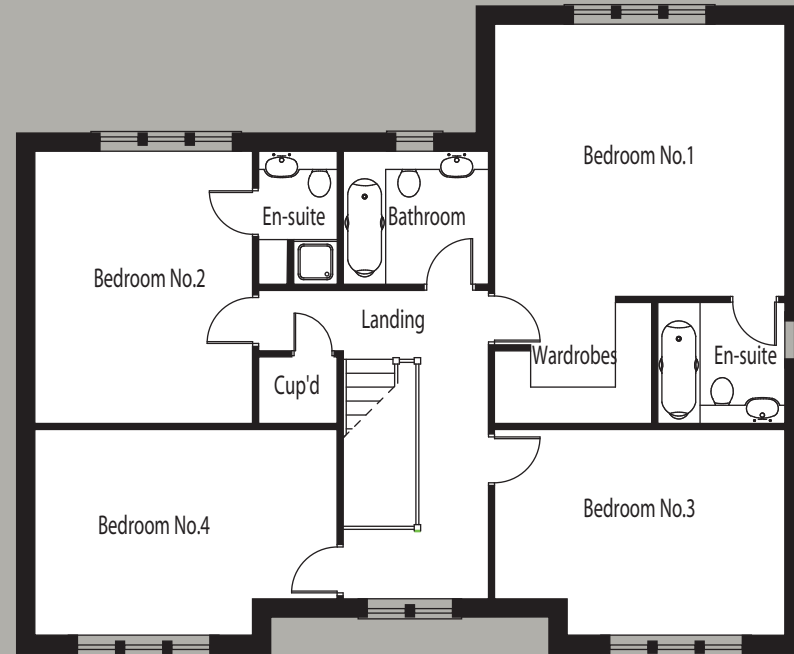
**ground floor**

Kitchen/Breakfast/Sitting	4.80m x 10.10m	(15'9" x 33'2")
Lounge	5.00m x 4.50m	(16'5" x 14'9")
Study	3.60m x 3.40m	(11'10" x 11'2")
Utility	2.40m x 2.20m	(7'10" x 7'3")
WC	2.40m x 1.00m	(7'10" x 3'3")

**second floor loft space**

The loft space has been designed to offer a large additional space that can be used as storage or converted to offer additional bedrooms

PLEASE NOTE: All dimensions are maximum and approximate.



**first floor**

Bedroom 1	4.80m x 4.50m	(15'9" x 14'9")
En-suite	2.10m x 2.00m	(6'11" x 6'7")
Wardrobe	2.60m x 2.00m	(8'6" x 6'7")
Bedroom 2	3.60m x 4.50m	(11'10" x 14'9")
En-suite	1.30m x 2.20m	(4'3" x 7'3")
Bedroom 3	4.80m x 3.40m	(15'9" x 11'2")
Bedroom 4	5.00m x 3.40m	(16'5" x 11'2")
Bathroom	2.40m x 2.20m	(7'10" x 7'3")

**Residence 4 FLOOR PLANS**

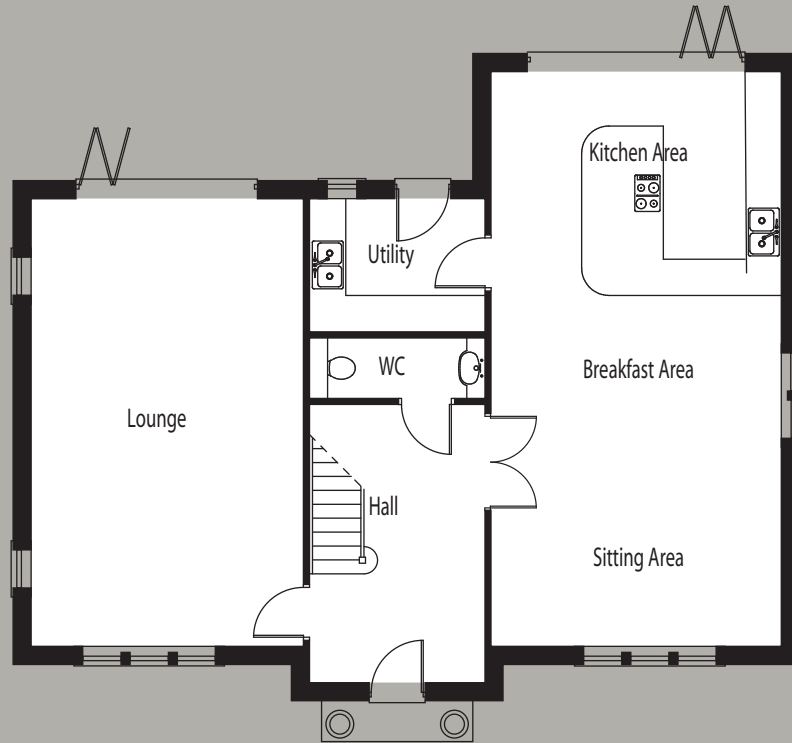
5.

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**Residence 5** offers 4 large bedrooms, two en-suite. A large open plan kitchen, breakfast and sitting room, and large separate lounge. A substantial second floor loft space offers the potential for further bedrooms. A private driveway leads to a detached double garage.



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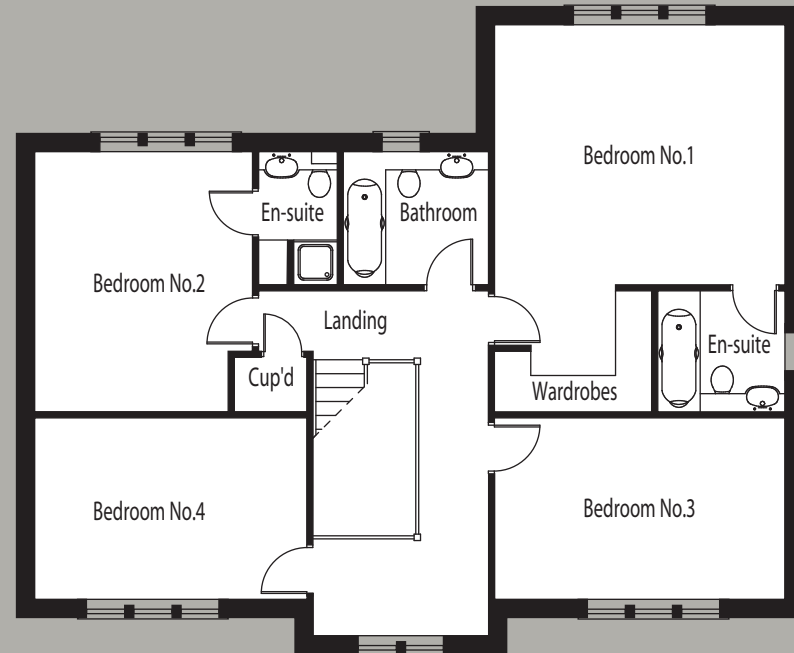
**ground floor**

Kitchen/Breakfast/Sitting	4.80m x 9.50m	(15'9" x 31'2")
Lounge	4.50m x 7.40m	(14'9" x 24'3")
Utility	2.90m x 2.20m	(9'6" x 7'3")
WC	2.90m x 1.00m	(9'6" x 3'3")

**second floor loft space**

The loft space has been designed to offer a large additional space that can be used as storage or converted to offer additional bedrooms

PLEASE NOTE: All dimensions are maximum and approximate.



**first floor**

Bedroom 1	4.80m x 4.30m	(15'9" x 14'1")
En-suite	2.10m x 2.00m	(6'11" x 6'7")
Wardrobe	2.60m x 2.00m	(8'6" x 6'7")
Bedroom 2	3.60m x 4.30m	(11'10" x 14'1")
En-suite	1.30m x 2.20m	(4'3" x 7'3")
Bedroom 3	4.80m x 3.00m	(15'9" x 9'10")
Bedroom 4	4.50m x 3.00m	(14'9" x 9'10")
Bathroom	2.40m x 2.20m	(7'10" x 7'3")

**Residence 5 FLOOR PLANS**



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