



## 70 Sutton Road Askern, Doncaster, DN6 0AH

This superb three-bedroom detached family home, built in 2022, offers modern, turnkey living on a generous corner plot and is presented to an exceptional standard throughout.

The ground floor features a welcoming entrance hallway, a spacious and stylish lounge, a contemporary fitted kitchen/dining area ideal for family life and entertaining, plus a convenient downstairs W/C.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous master suite with en-suite shower room, alongside a modern family bathroom.

Externally, the large corner plot provides excellent outdoor space, complemented by a detached garage and a substantial driveway offering off-road parking for multiple vehicles.

With gas central heating, double glazing, Council Tax Band A. This property represents an outstanding opportunity for families or first-time buyers alike.

Early viewing is highly recommended — this is a must see home.

**Offers in the region of £235,000**

# 70 Sutton Road

Askern, Doncaster, DN6 0AH



- Modern three-bedroom detached family home
- Spacious master bedroom with en-suite shower room
- Driveway providing off-road parking for multiple vehicles
- Council tax band: B & EPC Rating: B
- Generous corner plot position
- Contemporary family bathroom plus downstairs W/C
- Gas central heating and double glazed windows
- Beautifully presented throughout
- Detached garage
- Must be viewed

## Entrance Hall

8'9" x 3'2" (2.69 x 0.99)

## W/C

5'4" x 2'9" (1.63 x 0.84)

## Kitchen/Diner

14'7" x 9'6" (4.47 x 2.90 )

## Lounge

14'4" x 11'1" (4.39 x 3.39)

## Master Bedroom

8'0" x 11'2" (2.44 x 3.41)

## En-suite to master

5'4" x 6'5" (1.64 x 1.96 )

## Bedroom 2

8'0" x 9'6" (2.46 x 2.91)

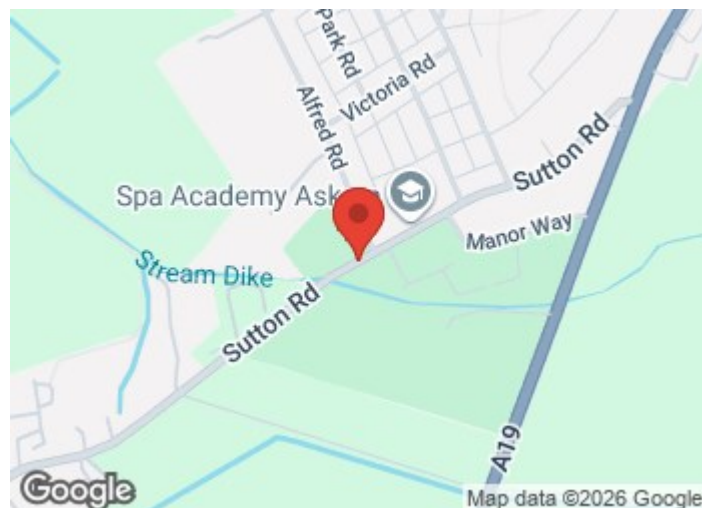
## Bedroom 3

5'11" x 7'5" (1.82 x 2.28 )

## Bathroom

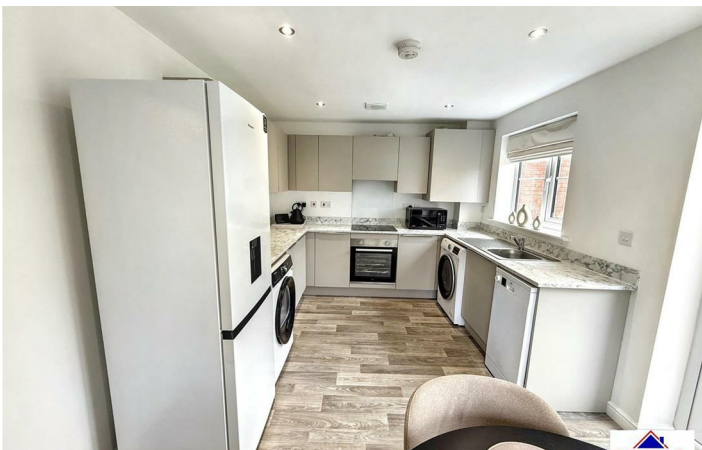
6'0" x 6'0" (1.83 x 1.83)

## Important Information



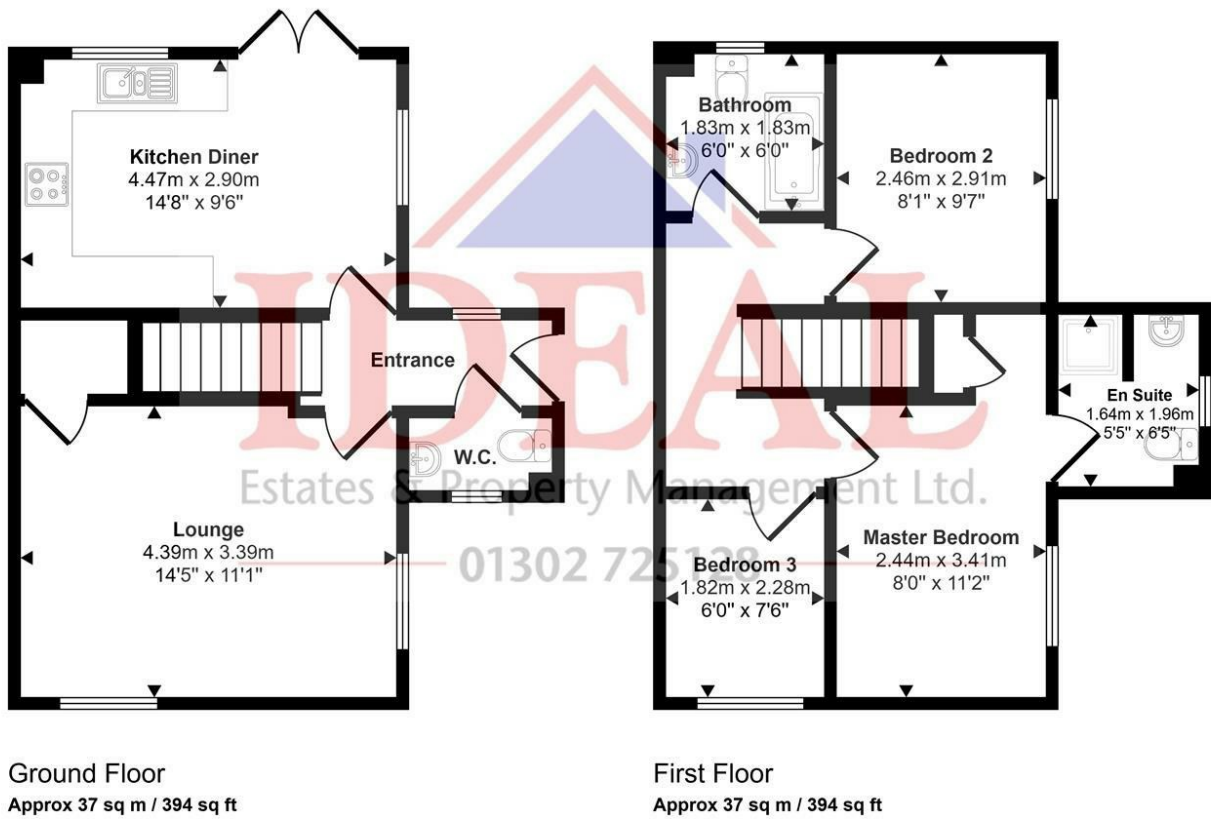
## Directions

The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.



# Floor Plan

Approx Gross Internal Area  
73 sq m / 788 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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