



## 2 Clarks Court, Adwick-le-Street

Adwick-Le-Street, Doncaster, DN6 7ED

Guide price £210,000 - £220,000!! Welcome to this charming detached house located in the picturesque Clarks Court, Adwick-Le-Street, Doncaster. This lovely family home boasts three well-proportioned bedrooms and a modern bathroom. As you enter, you will be greeted by a spacious reception room that flows seamlessly into a contemporary open-plan living area, perfect for entertaining or enjoying quality time with loved ones. The recently renovated kitchen is a highlight, featuring modern fixtures and fittings that will delight any home chef. The property is beautifully decorated throughout, ensuring a warm and inviting atmosphere. Step outside to discover an enclosed rear garden, providing a safe space for children to play or for hosting summer barbecues. Additionally, a detached garage offers ample storage or the potential for a workshop. Situated in a stunning location, this home enjoys an open aspect view and is conveniently close to a country park, perfect for leisurely walks and outdoor activities. The property also benefits from easy access to local amenities, including schools, shops, and motorway links, making it an ideal choice for those commuting or seeking a vibrant community.

This home is ready for you to move straight in and start creating wonderful memories. Don't miss the opportunity to make this delightful property your own.

Offers in excess of £200,000

# 2 Clarks Court, Adwick-le-Street

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- Charming detached house located in the picturesque Clarks Court
- Ideal for first time buyers
- Well presented throughout & viewing is essential
- Council tax band C & EPC C
- Open aspect views of Adwick park
- Recently renovated bathroom and kitchen
- Fitted wardrobes to two bedrooms
- GUIDE PRICE £210,000 - £220,000!!
- Detached garage and ample parking
- Enclosed rear garden

## ENTRANCE AREA

## LOUNGE

10'10" x 15'0" (3.32 x 4.58 )

## KITCHEN/DINER

14'7" x 9'8" (4.45 x 2.96 )

## MASTER BEDROOM

8'6" x 13'5" (2.60 x 4.11 )

## BEDROOM TWO

8'6" x 11'3" (2.60 x 3.43 )

## BEDROOM THREE

5'10" x 8'3" (1.78 x 2.54)

## BATHROOM

5'10" x 6'3" (1.78 x 1.92)

## GARAGE

7'8" x 15'10" (2.34 x 4.84)

## 360 TOUR:

<https://www.madesnappy.co.uk/tour/1g6dbg>

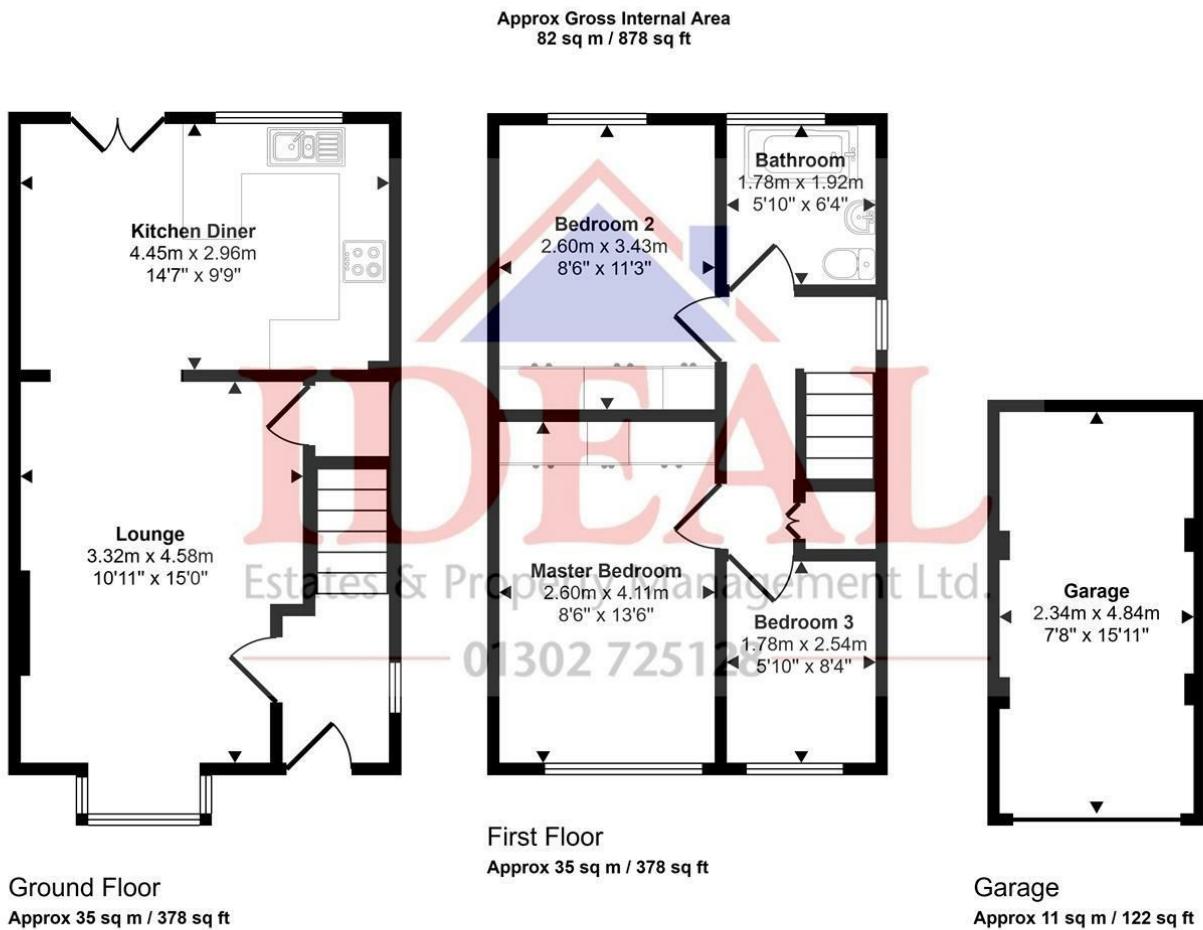


## Directions

Located close to all local amenities, schools, Adwick Park, leisure centres, public houses and restaurants as well being in close proximity to the A1 and M1 Motorway network and walking distance to Adwick Train Station with regular, direct links to and from Doncaster Town centre, Meadowhall, Leeds, Rotherham. GREAT FOR COMMUTERS.



## Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	