



## 20 Manor Farm Close, Adwick-Le-Street , Doncaster, DN6 7AE

Guide Price: £230,000 - £235,000!! Stunning Three-Bedroom Detached Family Home in a Quiet Cul-de-Sac

Situated in a desirable cul-de-sac location, this beautifully presented three-bedroom detached property offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a bright and welcoming bay-fronted living room, providing a warm and inviting space to relax. To the rear, the property boasts a generous kitchen/dining area, perfect for both everyday living and entertaining, with direct access to the private enclosed rear garden. A convenient ground floor W/C adds to the practicality of the home.

Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom, all finished to a good standard.

Externally, the property benefits from off-road parking for multiple vehicles, along with a detached garage offering excellent additional storage space. The rear garden is private and enclosed, providing a safe and enjoyable outdoor space for families.

Further benefits include gas central heating and double glazed windows throughout.

Ideally located close to a range of local amenities, reputable schools, and excellent transport and motorway links, this freehold property is perfectly positioned for convenience and connectivity.

Council Tax Band: C  
EPC Rating: To Follow

A truly beautiful family home—early viewing is highly recommended.

**Price guide £230,000**

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- Stunning three-bedroom detached family home
- Bright bay-fronted living room
- Off-road parking for multiple vehicles
- Council tax band: C & EPC rating: TO FOLLOW
- Sought-after cul-de-sac location
- Ground floor W/C for added convenience
- Detached garage providing excellent storage
- Spacious kitchen/dining
- Modern family bathroom to the first floor
- Private enclosed rear garden

## Hallway

3'0" x 8'4" (0.92 x 2.56)

## W/C

2'7" x 4'9" (0.81 x 1.45)

## Lounge

10'3" x 16'5" (3.14 x 5.01)

## Kitchen/Diner

16'8" x 8'5" (5.10 x 2.58)

## Landing

3'7" x 8'11" (1.10 x 2.72)

## Master Bedroom

9'5" x 12'0" (2.89 x 3.66)

## Bedroom 2

8'6" x 10'11" (2.60 x 3.34)

## Bedroom 3

6'9" x 9'6" (2.08 x 2.91)

## Bathroom

7'10" x 6'1" (2.41 x 1.86)



## Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



