



## 36 Kestrel Drive, Adwick-Le-Street , Doncaster, DN6 7UW

Nestled in the tranquil Kestrel Drive, Adwick-Le-Street, this splendid detached house offers a perfect blend of comfort and convenience. The property boasts four / five generously sized bedrooms, four being equipped with fitted wardrobes, ensuring ample storage for a growing family. The master bedroom features an en-suite shower room, providing a private retreat for relaxation.

The home is designed with family living in mind, featuring three/four reception rooms that offer versatile spaces for entertaining, relaxation, or play. The downstairs W/C and utility room add to the practicality of the layout, making daily life more manageable. A notable highlight is the wet room with a shower, which is particularly beneficial for those with mobility needs.

Set on a quiet street, this property is ideally located within walking distance to local amenities, making it a great choice for families and commuters alike. The lovely gardens provide a serene outdoor space, complete with a seating area perfect for enjoying the fresh air. With ample off-road parking for two vehicles, convenience is at your doorstep.

This home is offered with no chain, making it an attractive option. The addition of solar panels enhances its energy efficiency, aligning with modern living standards. Viewing is highly recommended to fully appreciate the charm and potential of this delightful family home.

**Offers in the region of £315,000**

# 36 Kestrel Drive, Adwick-Le-Street , Doncaster, DN6 7UW



- Highly desirable location is this four / five bedroom detached family home
- Spacious conservatory to the rear
- Manicured Front & Rear gardens
- Council tax band D & EPC rating C
- Three / Four reception rooms
- En-suite to master bedroom, family wet room & down stairs W/C
- No onward chain & all property furniture is negotiable
- Solar panels leasehold 10 years remaining.
- Fitted wardrobes in all bedrooms
- Close to all local amenities, walking distance to Adwick train station & great motorway links

## Front porch

4'4" x 4'11" (1.34 x 1.5)

## Entrance hallway

## Lounge

10'11" x 17'1" (3.33 x 5.21)

## Dining room

9'7" x 10'9" (2.94 x 3.29)

## Conservatory

17'9" x 9'8" (5.43 x 2.95)

## Kitchen

15'9" x 10'2" (4.82 x 3.1)

## Utility room

7'1" x 5'2" (2.16 x 1.6)

## Down stairs W/C

6'11" x 8'9" (2.13 x 2.67)

## Five bedroom / reception room

7'10" x 16'9" (2.39 x 5.12)

## Bedroom one

14'1" x 14'0" (4.31 x 4.27)

## En-suite

5'5" x 6'11" (1.66 x 2.11)

## Bedroom two

9'6" x 11'10" (2.92 x 3.63)

## Bedroom three

8'2" x 11'11" (2.5 x 3.65)

## Bedroom four

8'7" x 8'10" (2.62 x 2.71)

## Wet room



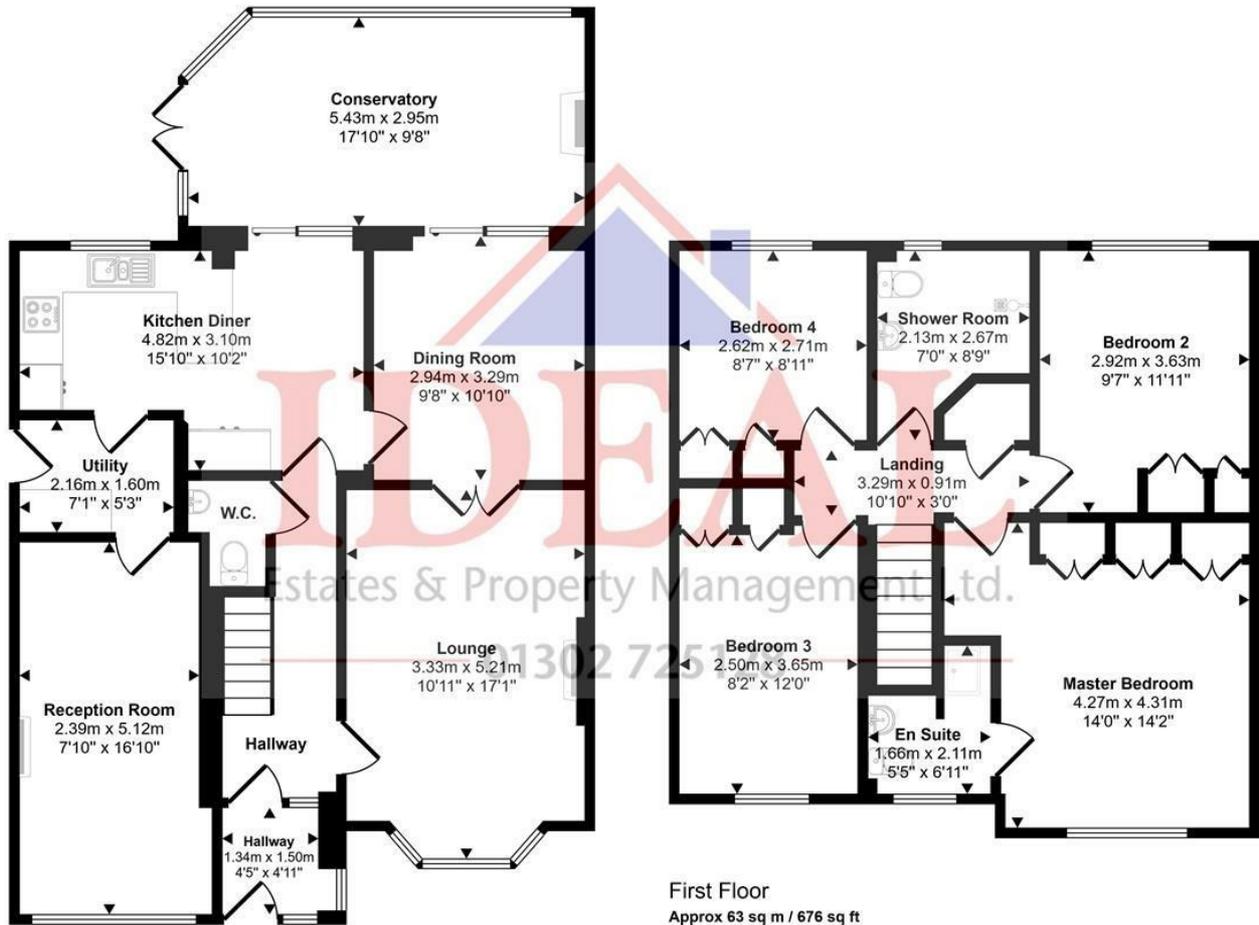
## Directions

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.



# Floor Plan

Approx Gross Internal Area  
149 sq m / 1599 sq ft



First Floor  
Approx 63 sq m / 676 sq ft

Ground Floor  
Approx 86 sq m / 923 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	78	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	