



## 159 Coppice Road, Highfields , Doncaster, DN6 7JD

A beautifully presented three-bedroom mid-terraced property, offering stylish and spacious accommodation ideal for modern family living. This charming home is perfect for first-time buyers and is offered to the market with no onward chain.

The property boasts two well-proportioned reception rooms, including a comfortable lounge featuring a contemporary media wall, and a separate dining room—perfect for entertaining. A practical utility area adds further convenience to the ground floor layout.

Upstairs, there are three bedrooms, including a generous master bedroom with built-in storage, along with an additional attic conversion providing flexible space ideal for a home office, guest room, or hobby area. The modern family bathroom is finished to a high standard and includes a shower.

Externally, the property benefits from off-road parking and a spacious rear garden, complete with low-maintenance astroturf and a versatile garden room—ideal for relaxing, working from home, or entertaining guests.

Situated close to local amenities, schools, and transport links, this attractive home combines comfort, practicality, and location.

Additional Information:  
Council Tax Band: A  
EPC Rating: To Follow

**Offers in the region of £150,000**

# 159 Coppice Road, Highfields , Doncaster, DN6 7JD



- Beautifully presented three-bedroom mid-terraced property
- Stylish lounge featuring a modern media wall
- Contemporary family bathroom with shower
- Council tax band: A & EPC rating: TO FOLLOW
- Ideal family home, perfect for first-time buyers
- Three well-proportioned bedrooms plus attic conversion for additional space
- Practical utility area for added convenience
- Two spacious reception rooms, including a separate dining room
- Master bedroom with built-in storage area
- Off-road parking and offered with no onward chain

## Lounge

9'5" x 16'0" (2.88 x 4.90)

## Kitchen

10'4" x 11'6" (3.15 x 3.52)

## Dining Room

9'4" x 9'2" (2.87 x 2.81)

## Utility

7'0" x 4'5" (2.15 x 1.36)

## Master Bedroom

11'2" x 16'1" (3.42 x 4.92)

## Bedroom 2

9'1" x 7'10" (2.79 x 2.40)

## Bedroom 3

9'4" x 8'0" (2.85 x 2.45)

## Bathroom

8'11" x 8'7" (2.73 x 2.62)

## Occasional Room

20'11" x 8'9" (6.40 x 2.68)

## Garden Room

16'7" x 7'7" (5.06 x 2.33)



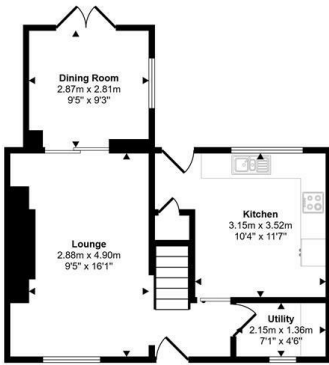
## Directions

Highfields is a former coal mining village, located south of the model village of Woodlands, in South Yorkshire. Historically part of the West Riding of Yorkshire, it is part of the City of Doncaster. The village is located in the Adwick le Street & Carcroft ward of Doncaster MBC.



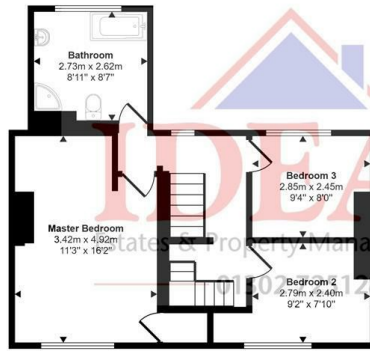
# Floor Plan

Approx Gross Internal Area  
126 sq m / 1359 sq ft

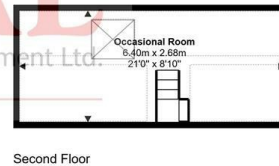


Ground Floor  
Approx 46 sq m / 500 sq ft

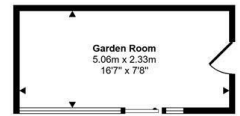
Denotes head height below 1.5m



First Floor  
Approx 51 sq m / 548 sq ft



Second Floor  
Approx 17 sq m / 185 sq ft



Garden Room  
Approx 12 sq m / 127 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	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		
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) <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	EU Directive 2002/91/EC	