



32 Dove Lane, Woodlands , Doncaster, DN6 7FR

This exceptional four-bedroom detached residence offers a rare opportunity to purchase a home of true quality. Finished to the highest standard, with modern décor throughout, this property is immaculately maintained and ready for its next owners to move straight in. With spacious living areas, a landscaped rear garden, and excellent transport links, it is the ideal choice for families and professionals alike.

Step inside to a welcoming entrance hallway that sets the tone for the rest of the property. The heart of this home is the stunning modern kitchen, complete with integrated appliances and a generous dining area. Patio doors open directly to the rear garden, creating a seamless flow between indoor and outdoor living. A practical downstairs W/C completes the ground floor.

Upstairs, four beautifully presented bedrooms await. The master suite offers the luxury of a private en-suite shower room, while the remaining bedrooms are all well-proportioned and versatile, perfect for children, guests, or even a home office. A contemporary family bathroom serves the additional bedrooms, finished to a high specification.

To the front, the property benefits from a driveway with off-road parking for approximately two vehicles. To the rear, a landscaped, low-maintenance garden provides the perfect backdrop for outdoor dining, summer barbecues, or simply enjoying peaceful evenings.

The property is ideally located close to a wide range of local amenities including shops, supermarkets, and schools, making it perfect for family life. For commuters, excellent motorway connections are within easy reach, offering direct access to the A1 and M18, ensuring smooth travel to nearby towns and cities.

£285,000

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- Stunning Detached four-bedroom family home
- Spacious lounge with stylish décor
- Landscaped, low-maintenance rear garden
- Council tax band: D & EPC rating B
- Master bedroom with en-suite
- Family bathroom and downstairs W/C
- Immaculately presented throughout
- Modern kitchen with integrated appliances
- Driveway with off-road parking
- Excellent motorway links (A1 & M18)

Entrance

Reception Room

8'6" x 11'6" (2.61 x 3.53)

Downstairs W/C

Kitchen/Diner

11'1" x 22'2" (3.39 x 6.76)

Lounge

15'7" x 9'8" (4.76 x 2.96)

Master bedroom

11'5" x 10'7" (3.50 x 3.25)

En-suite to master

5'6" x 6'10" (1.70 x 2.10)

Bedroom 2

9'7" x 10'8" (2.93 x 3.26)

Bedroom 3

8'2" x 10'10" (2.50 x 3.32)

Bedroom 4

8'11" x 10'6" (2.74 x 3.21)

Bathroom

6'5" x 5'5" (1.97 x 1.66)

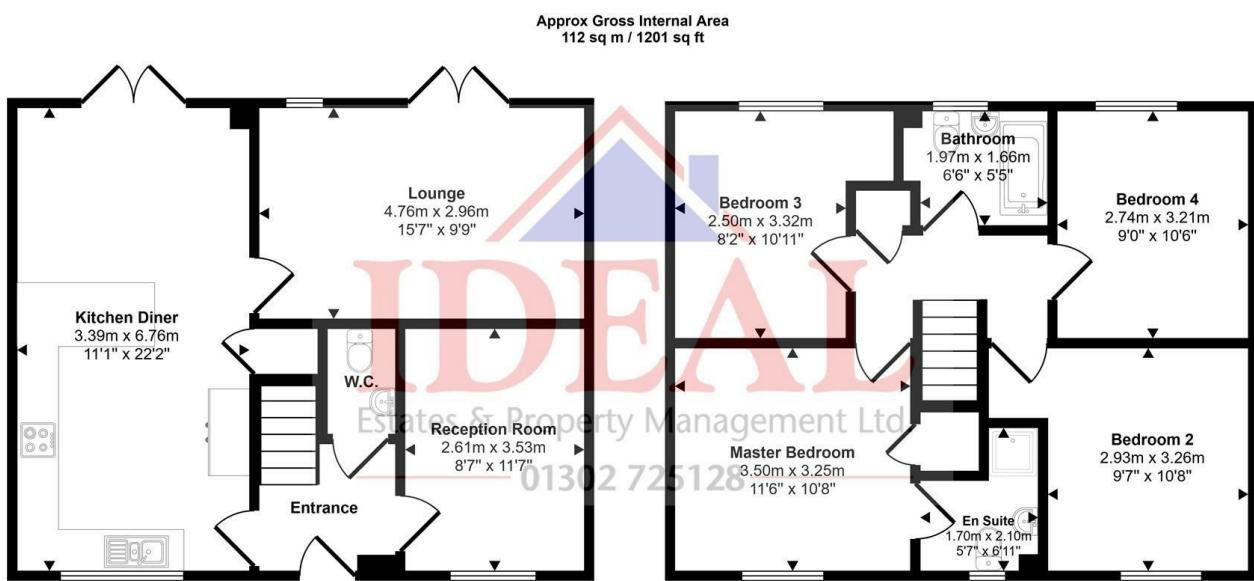


Directions

Woodlands is a model village 4 miles (6 km) northwest of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



Floor Plan



Ground Floor
Approx 56 sq m / 598 sq ft

First Floor
Approx 56 sq m / 603 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 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	94	
(81-91) B	84	
(70-80) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	