



IDEAL



3 The Paddock, Adwick-Le-Street , Doncaster, DN6 7HE

Welcoming The Paddock, situated in Adwick-Le-Street, Doncaster, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm atmosphere. The bungalow features a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the generous rear garden, complete with a patio area, which is perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

For those with vehicles, the property boasts off-road parking, along with a garage, providing both convenience and security. The double glazing throughout the bungalow ensures a warm and quiet environment, while the gas central heating adds to the comfort during the colder months.

This lovely bungalow is not just a house; it is a home that offers a tranquil lifestyle in a friendly neighbourhood. With its excellent amenities and transport links nearby, this property is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this charming bungalow your own.

Offers over £150,000

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, Doncaster, DN6 7HE



- 2 BED SEMI DETACHED BUNGALOW
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- OFF ROAD PARKING WITH GARAGE
- SPACIOUS REAR GARDEN WITH PATIO AREA
- EPC RATING C
- DOUBLE GLAZING WINDOWS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES WITH TRAIN STATION NEARBY

Entrance

Kitchen

7'6" x 8'3" (2.31 x 2.52)

Lounge

11'4" x 15'9" (3.46 x 4.82)

Bathroom

5'5" x 6'5" (1.66 x 1.96)

Master bedroom

10'0" x 10'11" (3.07 x 3.34)

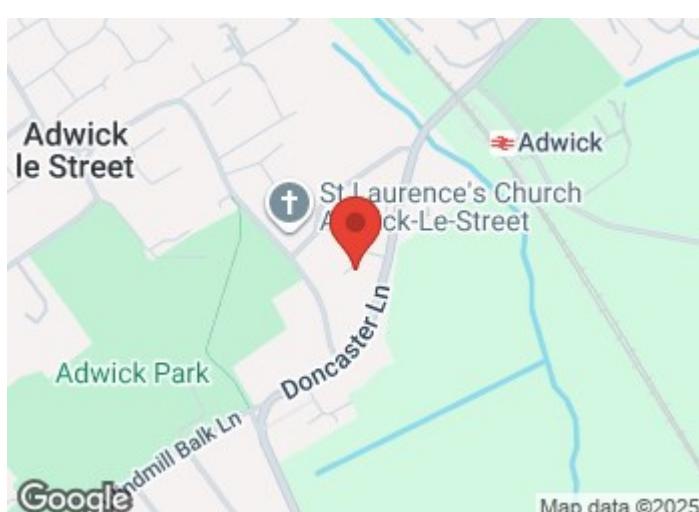
Bedroom two

8'6" x 7'8" (2.61 x 2.35)

Garage

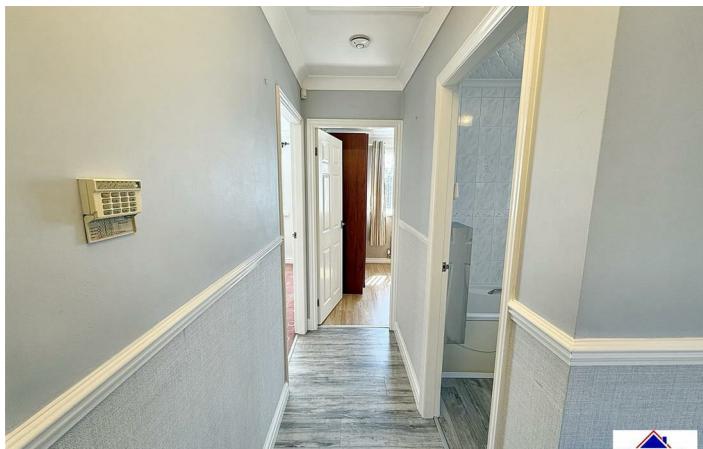
360 VIRTUAL TOUR:

<https://www.madesnappy.co.uk/tou>

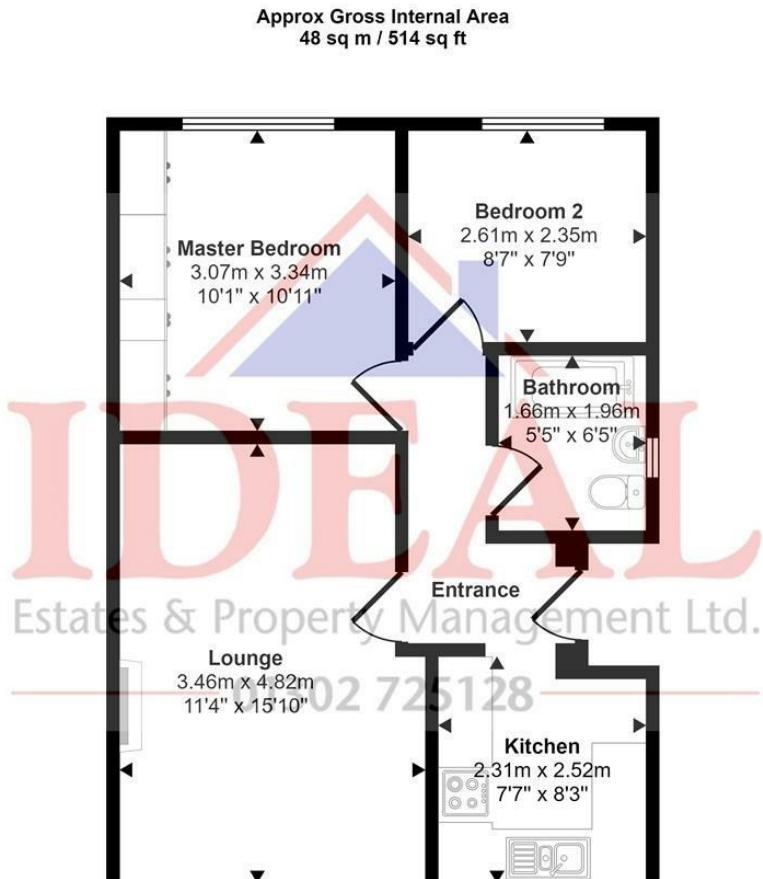


Directions

The village of Adwick offers many local amenities within 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. Viewing is advised on this great family home that would also be suited to a first time buyer.



Floor Plan



Floorplan

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			90
(81-91) B			
(69-80) C		72	
(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	