



### 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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- 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 )

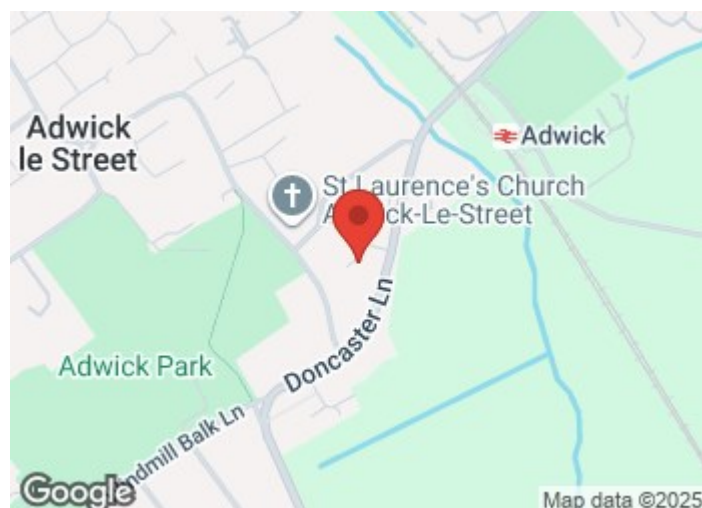
### Bedroom two

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

### Garage

### 360 VIRTUAL TOUR:

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



### Directions

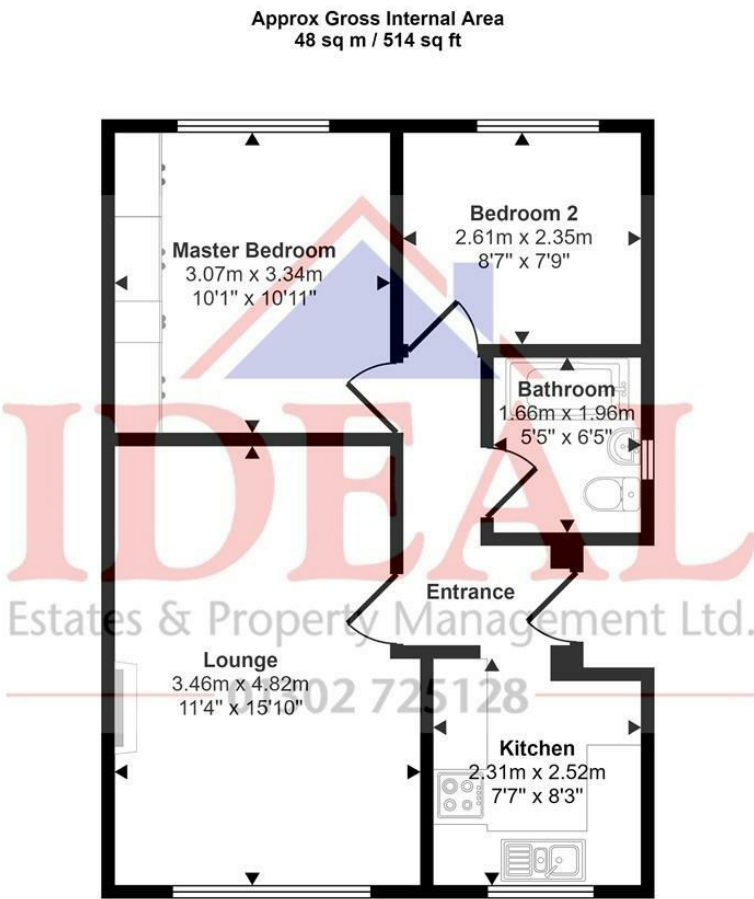
The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.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

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