



## 14 Denver Road, Norton , Doncaster, DN6 9HN

£190,000 - £200,000 Guide Price!! This beautiful two-bedroom semi-detached bungalow is positioned within a quiet and well-regarded cul-de-sac, offering attractive single-level living in a popular residential location. The property enjoys a genuinely homely and welcoming atmosphere throughout, making it an ideal choice for downsizers, retirees, or those seeking convenient accommodation.

The internal layout is both practical and flexible. The living room is a cosy yet spacious area, enhanced by a feature fireplace that creates a comfortable focal point. The kitchen is well arranged for everyday living, while the second bedroom is currently used as a separate dining room, demonstrating the versatility of the space. The principal bedroom is well proportioned. The property is also complemented by a modern, newly installed shower room, finished with contemporary fittings and a stylish walk-in shower.

Outside, the property continues to impress with well-maintained front and rear gardens, ideal for relaxing or entertaining. A large driveway provides ample off-road parking and leads to a detached garage, offering excellent storage or additional parking options. Further benefits include double-glazed windows, Council Tax Band B, and an EPC rating of D.

Located close to local amenities, transport links, and everyday conveniences, this delightful bungalow represents a fantastic opportunity in a highly sought-after area. Early viewing is strongly advised to fully appreciate all that this home has to offer.

Guide price £190,000

# 14 Denver Road, Norton , Doncaster, DN6 9HN



- Beautiful two-bedroom semi-detached bungalow
- Single-level living, ideal for downsizers or retirees
- Modern newly fitted shower room with contemporary fittings and walk-in shower
- Double-glazed windows, Council Tax Band B, and EPC rating D
- Homely feel throughout with well-presented interiors
- Spacious living room featuring a character fireplace
- Large driveway providing off-road parking and a detached garage
- Situated in a quiet cul-de-sac location
- Bedroom two currently used as a dining room, offering flexible accommodation
- Front and rear gardens

## Entrance

7'9" x 4'2" (2.38 x 1.29 )

## Kitchen

8'4" x 10'2" (2.55 x 3.11)

## Lounge

11'5" x 18'0" (3.50 x 5.51)

## Shower room

5'2" x 6'3" (1.58 x 1.91)

## Master bedroom

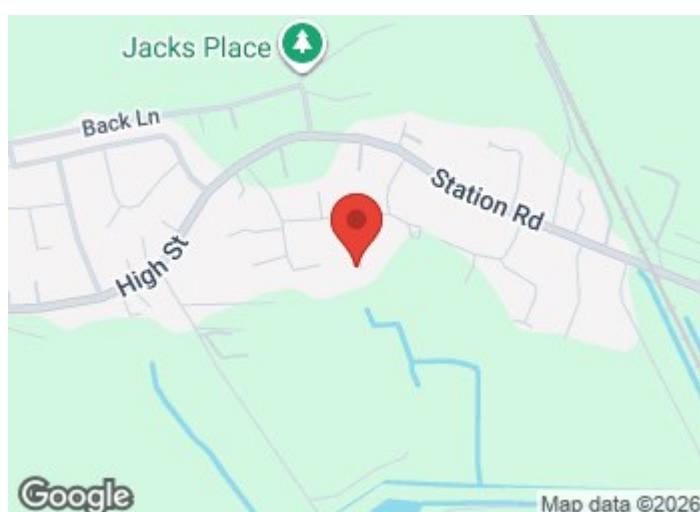
11'3" x 11'8" (3.43 x 3.57)

## Dining room / Bedroom 2

8'2" x 8'0" (2.51 x 2.46)

## Conservatory

9'4" x 7'9" (2.85 x 2.38)

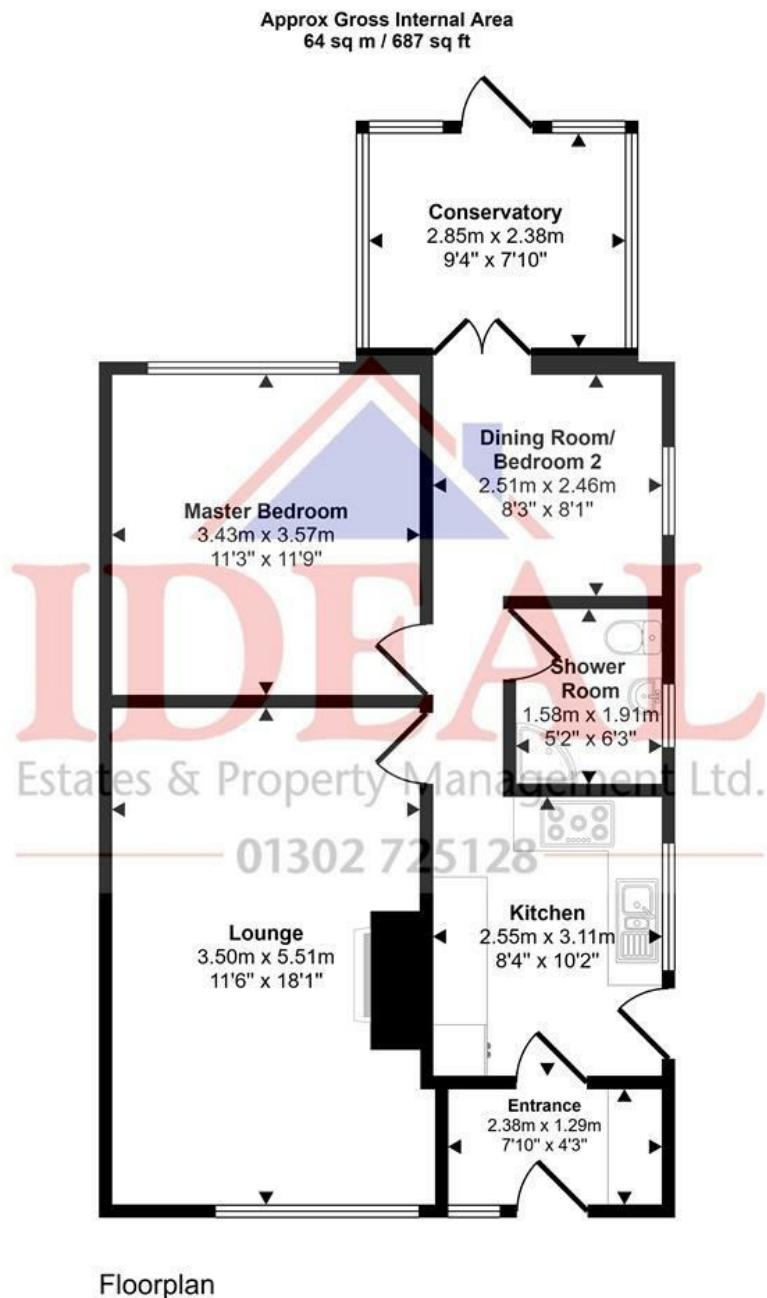


## Directions

Norton is a village and civil parish in the City of Doncaster, South Yorkshire, England, on the borders with North and West Yorkshire. The civil parish also includes the villages of Campsall and Sutton.



## Floor Plan



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		84
(81-91)	B		
(69-80)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	