



7 Shakespeare Avenue, Campsall , Doncaster, DN6 9NW

Occupying a large corner plot, this attractive three-bedroom semi-detached family home is beautifully presented throughout and offers generous living space both inside and out. Perfectly suited to first-time buyers or growing families, the property combines comfort, practicality, and an excellent location.

The ground floor features a warm and homely lounge, providing an inviting space to relax, while the spacious kitchen/diner forms the heart of the home — ideal for family life and entertaining. The kitchen offers ample worktop and storage space, with room for dining, making it a highly functional and sociable area.

To the first floor are three well-proportioned bedrooms, all offering flexibility for family living, home working, or guest accommodation. These are served by a luxury family bathroom, fitted to a high standard and featuring a separate shower enclosure, creating a stylish and practical space.

Externally, the property truly excels. Set on a generous corner plot, it benefits from an extremely large front and side garden, along with well-maintained front and rear gardens. The rear garden is designed for low maintenance, featuring AstroTurf, making it ideal for children, pets, and outdoor entertaining throughout the year. A gated driveway provides secure off-road parking, adding both convenience and peace of mind.

Further benefits include gas central heating, EPC rating C, and Council Tax Band A, ensuring affordability and efficiency. The property is ideally located close to well-regarded schools, local amenities, and excellent motorway connections, making it perfect for commuters and families alike.

This is a fantastic opportunity to acquire a spacious and well-maintained home in a sought-after position. Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer.

Offers in the region of £180,000

7 Shakespeare Avenue, Campsall , Doncaster, DN6 9NW



- Three-bedroom semi-detached family home
- Luxury family bathroom with separate shower
- Gated driveway providing off-road parking
- Non Standard Construction
- Situated on a generous corner plot
- Extremely large front and side gardens
- Gas central heating | EPC rating: C & Council Tax Band: A
- Homely lounge and spacious kitchen/diner
- Well-maintained front and rear gardens with AstroTurf to rear
- Close to schools and excellent motorway connections

Lounge

19'7" x 10'9" (5.99 x 3.30)

Kitchen/Diner

19'9" x 9'7" (6.04 x 2.93)

Master bedroom

8'10" x 10'10" (2.70 x 3.32)

Bedroom 2

9'0" x 7'7" (2.76 x 2.32)

Bedroom 3

8'4" x 8'2" (2.56 x 2.50)

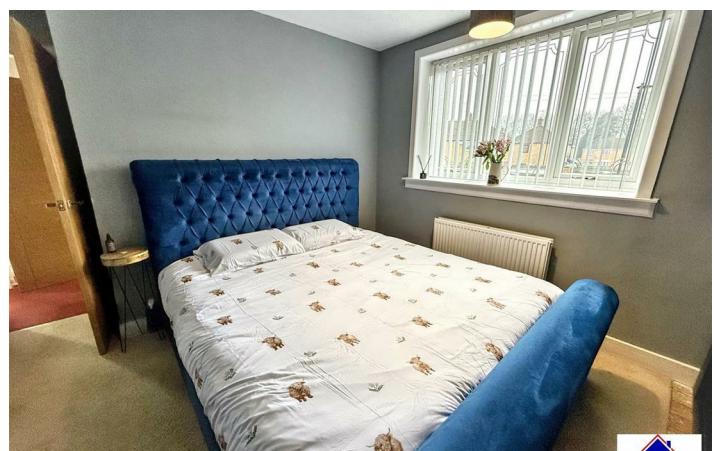
Bathroom

9'11" x 4'5" (3.03 x 1.36)



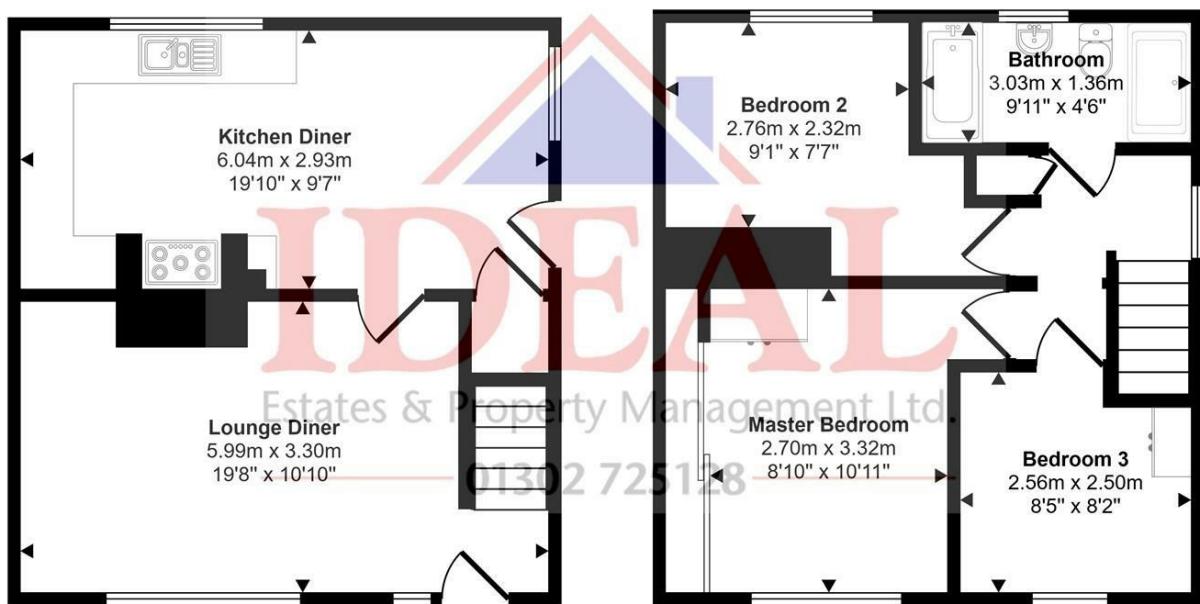
Directions

Campsall is a village and former civil parish, now in the parish of Norton, in the Doncaster district, in the county of South Yorkshire, England. It lies 7 miles (11 km) to the north-west of Doncaster.



Floor Plan

Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor

Approx 38 sq m / 413 sq ft

First Floor

Approx 38 sq m / 412 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		84
(81-91) B		71
(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	