

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

## 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.

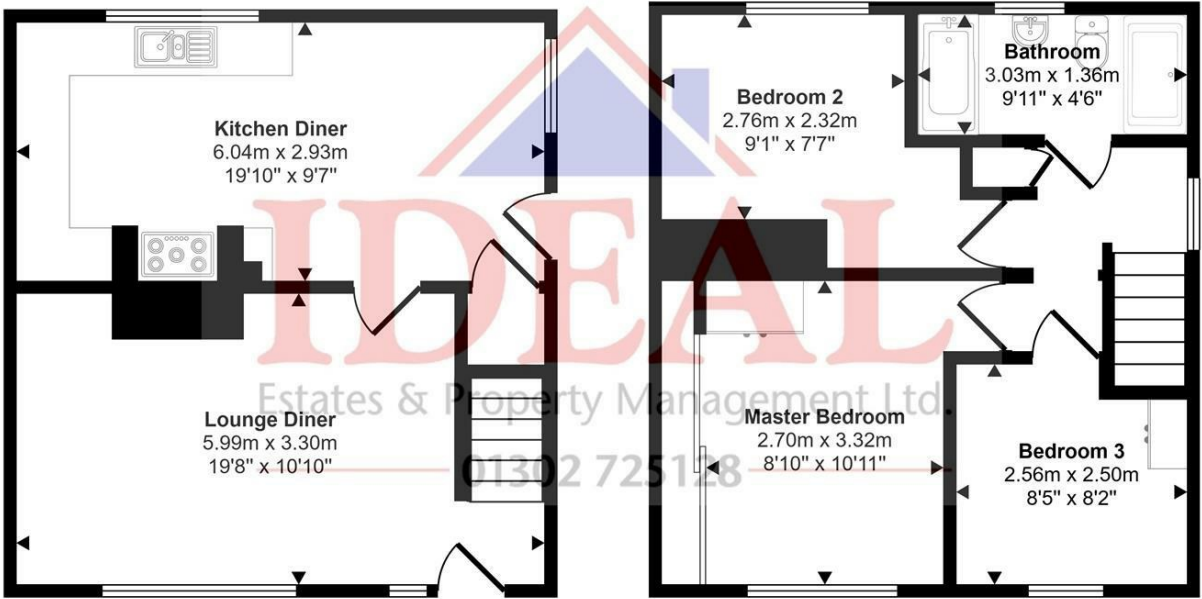






Floor Plan

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.

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