



41 New Street, Carcroft , Doncaster, DN6 8EH

£160,000 - £170,000 Guide Price!! This beautifully presented three-bedroom end-terrace property offers modern, spacious living with a warm and welcoming atmosphere throughout, making it an ideal home for families, first-time buyers, or professionals alike.

The ground floor features a spacious lounge area, perfect for relaxation and entertaining, leading through to an ultra-stunning modern kitchen complete with a central island, ample storage space, and a stylish range of wall and base units. The kitchen further benefits from integrated appliances including a fridge freezer and microwave, combining practicality with contemporary design. To the rear, a bright conservatory floods the home with natural light, creating a versatile additional living or dining space.

Upstairs, the property offers three well-proportioned bedrooms and a modern family shower room finished to a high standard. The home is double glazed throughout and benefits from gas central heating, ensuring comfort and efficiency year-round.

Externally, the property boasts an extremely large rear garden, featuring a decking area ideal for outdoor entertaining, as well as off-road parking to the front.

Conveniently located close to local amenities, schools, and transport links, this home combines style, space, and practicality in a highly accessible location.

Council Tax Band: A
EPC Rating: C

Early viewing is highly recommended to fully appreciate the space, finish, and homely feel this property has to offer.

Guide price £160,000

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- Beautifully presented three-bedroom end-terraced home
- Spacious lounge area
- Off-road parking, double glazing, and gas central heating
- Council tax band: A & EPC rating: C
- Modern throughout with a warm, homely feel
- Bright conservatory flooded with natural light
- Modern shower room located upstairs
- Ultra-stunning kitchen featuring island, ample storage, and stylish wall & base units
- Extremely large rear garden with decking area for outdoor living
- Convenient location close to all local amenities, schools, and transport links

Lounge

11'3" x 16'5" (3.43 x 5.01)

Kitchen

10'1" x 16'4" (3.09 x 4.98)

Conservatory

7'10" x 13'10" (2.40 x 4.24)

Master bedroom

10'4" x 9'10" (3.16 x 3.00)

Bedroom 2

10'11" x 8'2" (3.34 x 2.51)

Bedroom 3

7'11" x 5'10" (2.43 x 1.79)

Shower room

7'3" x 5'11" (2.21 x 1.81)

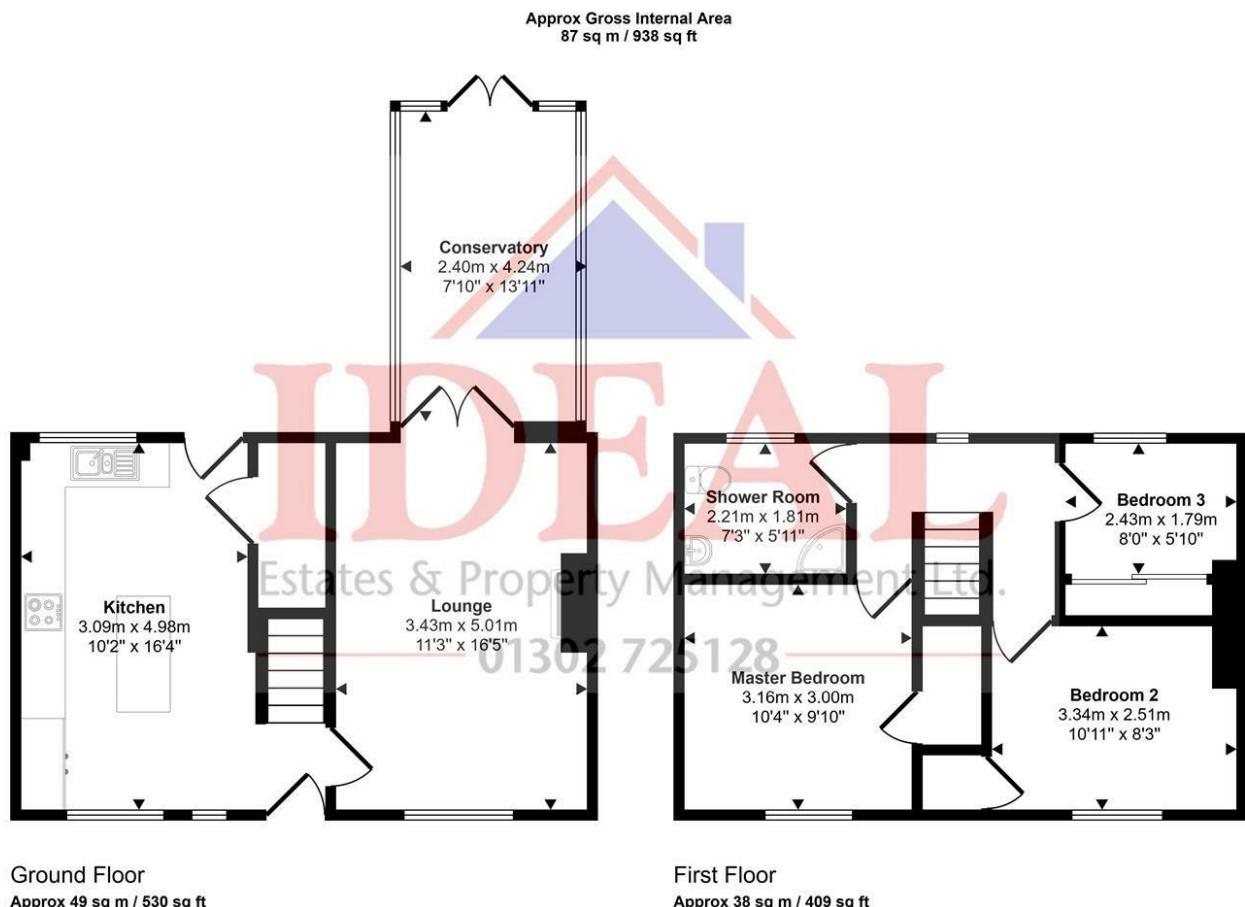


Directions

The location is ideal for commuters as it offers easy access to the A1 motorway network as well as public transport and with in close proximity to all local amenities , schools, shops, leisure centres, cafes and public houses and close to Adwick train station.



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		82
(81-91) B	70	
(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 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	