



## 44 Cambourne Close, Adwick-Le-Street , Doncaster, DN6 7DB

£160,000 - £170,000 guide price!! Nestled in a popular and well-established residential area, this three-bedroom semi-detached dormer bungalow offers a superb blend of comfort, convenience, and low-maintenance living. With generous living spaces, modern features, and attractive outdoor areas, this property is perfectly suited to a range of buyers.

Upon entering from the side door, to your right you are welcomed into a bright and inviting front-aspect lounge, featuring large windows that flood the room with natural light — the perfect space to relax and unwind. The heart of the home is the spacious kitchen/diner. This versatile area provides plenty of cupboard and worktop space, with scope for personalisation to suit your own style and needs.

The property benefits from three well-proportioned bedrooms, offering flexibility for use as guest rooms, home office, or hobby space, depending on your lifestyle. The family shower room is conveniently located and fitted with modern fixtures on the ground floor.

Externally, this lovely home continues to impress. A resin driveway provides ample off-road parking, complemented by a car port and detached garage — ideal for car enthusiasts or additional storage. The rear garden has been thoughtfully designed for easy maintenance, featuring an artificial lawn and double gates, creating a secure and private outdoor retreat perfect for enjoying the warmer months with minimal upkeep.

Practical benefits include double glazed windows throughout and gas central heating, ensuring the home is both warm and energy-efficient. Offered to the market with no onward chain, this is a fantastic opportunity for those seeking a move-in-ready property in a desirable location.

This charming property offers all the convenience of bungalow living, with the added space and flexibility of a dormer layout — making it a rare find in today's market. Early viewing is highly recommended.

Guide price £160,000

# 44 Cambourne Close, Adwick-Le-Street , Doncaster, DN6 7DB



- Attractive semi-detached dormer bungalow
- Spacious kitchen/diner with dining area
- Double glazed windows & Gas central heating
- Close proximity to Adwick Train Station & Local Amenities
- Three generous bedrooms
- Off-road parking with resin driveway
- Council Tax Band: B
- Bright front-aspect lounge
- Car port and detached garage
- EPC Rating: C

## Lounge/Diner

16'0" x 12'8" (4.90 x 3.87 )

## Kitchen

9'9" x 15'5" (2.99 x 4.72)

## Shower room

5'6" x 6'2" (1.69 x 1.89 )

## Master bedroom

11'6" x 9'4" (3.51 x 2.85 )

## Bedroom 2

8'0" x 13'3" (2.44 x 4.04)

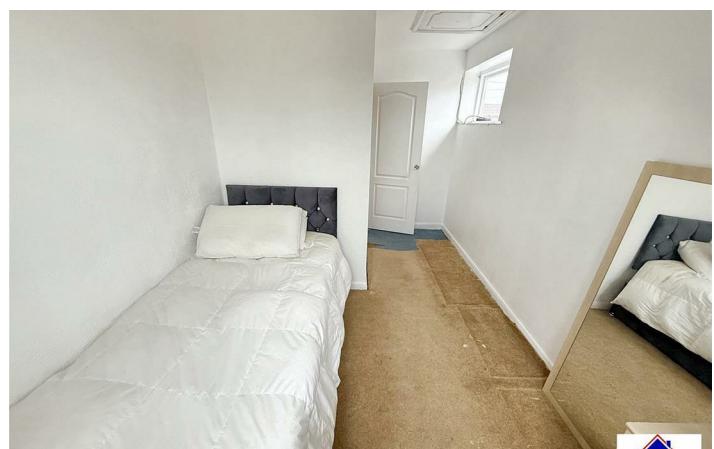
## Bedroom 3

7'6" x 8'7" (2.29 x 2.63)



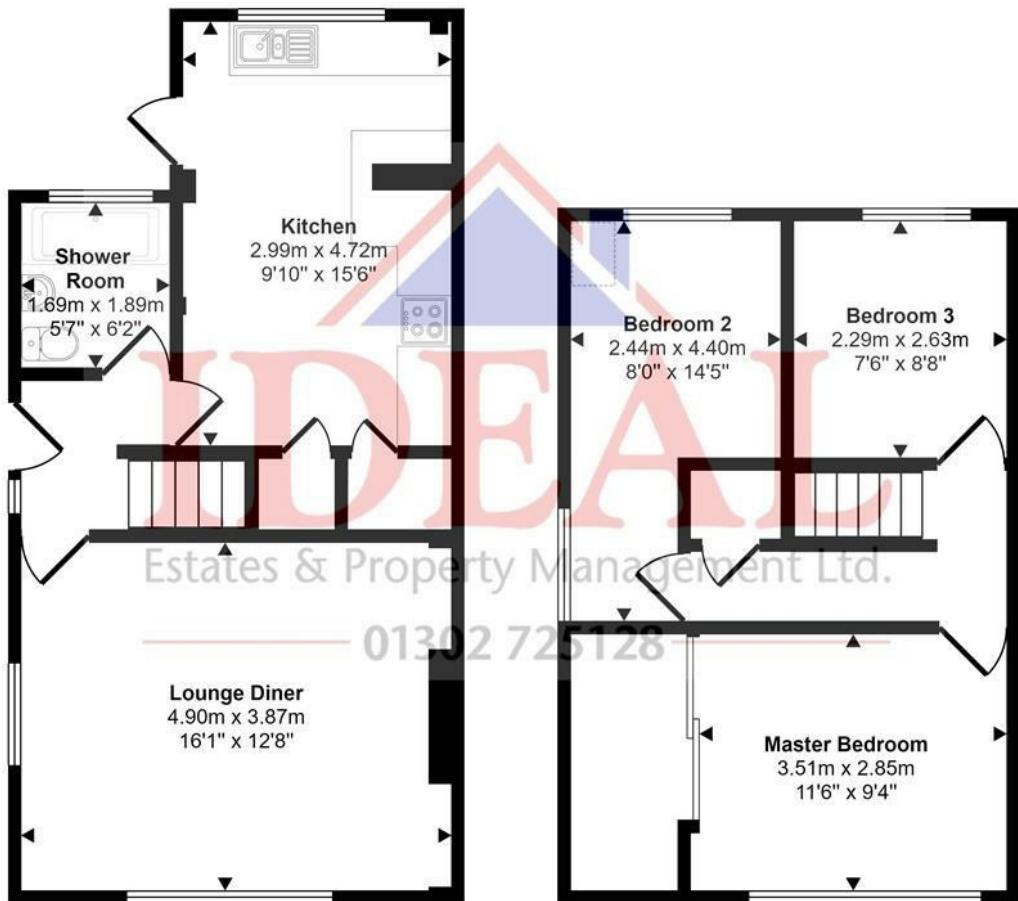
## Directions

The village of Adwick offers many local amenities within 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.



## Floor Plan

Approx Gross Internal Area  
80 sq m / 861 sq ft



### Ground Floor

Approx 43 sq m / 468 sq ft

Denotes head height below 1.5m

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.

### First Floor

Approx 37 sq m / 393 sq ft

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
(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 <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	