



## 11 Home Meadows Tickhill, Doncaster, DN11 9RW Offers Over £400,000

A fantastic opportunity to purchase this well presented detached bungalow, situated in a peaceful and sought-after cul-de-sac in the village of Tickhill. The property is within easy walking distance of the charming duck pond, the local convenience store and the village centre. It enjoys a stunning setting with charming views over stone bridges, walls, and beautifully maintained gardens. The versatile accommodation includes a generous open-plan lounge with space for double sofa and two armchairs and dining area, a modern fitted kitchen with a range of integrated appliances, a conservatory and three well-proportioned bedrooms, the third of which is currently used as a study. The master bedrooms features fitted wardrobes and an en-suite. Offered with no onward chain, the bungalow is approached via a double-width driveway providing ample parking and access to a double garage with sink, services and space for utility area. It has gardens to the front, side and rear. The rear garden is particularly private and features patio seating area.

The desirable village of Tickhill is renowned for its strong community spirit, picturesque surroundings, reputable schools, and a wide range of local amenities, making it an ideal place to call home. With its thoughtful layout, versatile living space, and generous parking, this bungalow is a must-see for anyone looking to enjoy the best of village living.

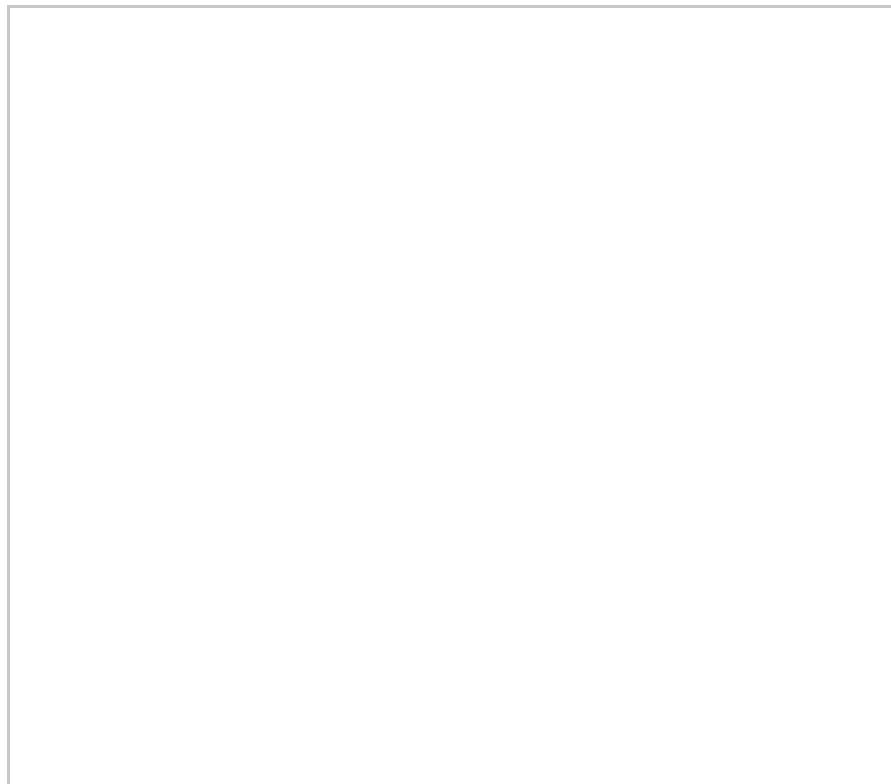
- Exceptional three bedroom, two bathroom detached bungalow in a peaceful, sought-after cul-de-sac location
- Beautifully positioned with charming views over stone bridges, walls, and attractive gardens
- Versatile accommodation featuring a spacious open-plan lounge and dining area
- Modern fitted kitchen with a range of integrated appliances
- Master bedroom featuring fitted wardrobes and en-suite
- Conservatory providing a versatile living space
- Double-width driveway and large double garage offering ample off-street parking
- Attractive, well-maintained front garden, side garden and a private sheltered rear garden with patio seating area
- Sought after village location close a wide range of local amenities and bus routes

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	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		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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