





SIMPLY STUNNING BAY FRONTED TRADITIONAL THREE BEDROOM SEMI DETACHED HOME ON MANOR DRIVE WITH BEAUTIFUL LONG REAR GARDEN AND GARAGE. This is a must see for all purchasers, within easy reach of Doncaster centre, motorway network and Doncaster Racecourse. Very spacious family home with two reception rooms and fabulous presentation throughout. The property in brief comprises of entrance hallway, living room with bay window, separate dining room, lovely large kitchen with modern fixtures, stairs to the first floor landing, three fantastic bedrooms, bathroom, front garden shared driveway access to the garage at the rear and an enclosed lawned rear garden. MUST SEE IN DN2.



ENTRANCE HALL

5' 11" x 15' 3" (1.81m x 4.66m) Lovely entrance hallway accessed via the front facing double glazed frosted door, stairs lead to the first floor, radiator, front facing double glazed frosted window, tiled flooring, dado rail, coving and storage cupboard beneath the stairs.

LOUNGE

10' 9" x 11' 10" (3.29m x 3.63m) Beautiful reception room with front facing double glazed bay window, pebble effect feature gas fire with a decorative surround, picture rail, coving and double internal doors to the dining room.

DINING ROOM

10' 5" x 14' 8" (3.18m x 4.49m max) Further spacious reception room at the rear of the property with rear facing half bay double glazed window, radiator, picture rail and coving to the ceiling.

KITCHEN

6' 7" x 21' 2" (2.03m x 6.47m) Fantastic long kitchen with a range of fitted modern cabinetry, stunning work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, tiled flooring, space for a breakfast table, two radiators, two side facing double glazed windows, rear facing double glazed window, side facing double glazed frosted door and partially tiled walls.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 7" x 9' 9" (2.01m x 2.99m) Providing access to all bedrooms/bathroom, side facing single glazed window, dado rail, coving and loft access point.

BEDROOM

10' 6" x 11' 10" (3.21m x 3.63m) Beautiful double bedroom with further front facing double glazed bay window, fitted sliding mirror fronted wardrobes, radiator, picture rail and



coving.

BEDROOM

10' 5" x 12' 1" (3.18m x 3.70m) Further spacious double bedroom overlooking the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

6' 7" x 7' 4" (2.02m x 2.24m) Third bedroom is a good size with feature front facing double glazed window, radiator, coving and fitted sliding wardrobe above the stairs.







BATHROOM

6' 5" x 6' 3" (1.97m x 1.92m) Lovely bathroom with a three piece suite comprising of a low flush WC, floating wash hand basin, bath with glass shower screen mounted above, shower unit, tiled walls, spotlights, radiator and rear facing double glazed frosted window.

FRONT GARDEN/SHARED DRIVEWAY

Small wall partially enclosed front garden with paved/pebbled area, open access to the paved shared driveway leading to the rear garden and garage.



GARAGE

Single garage with up and over front door.

REAR GARDEN

Mainly laid to lawn with surrounding bushes, trees, shrubs etc, this L-shaped garden offers excellent garden space with fence/wall enclosure, side access gate from the driveway, paved path and a concrete area ideal for garden furniture.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED BOILER

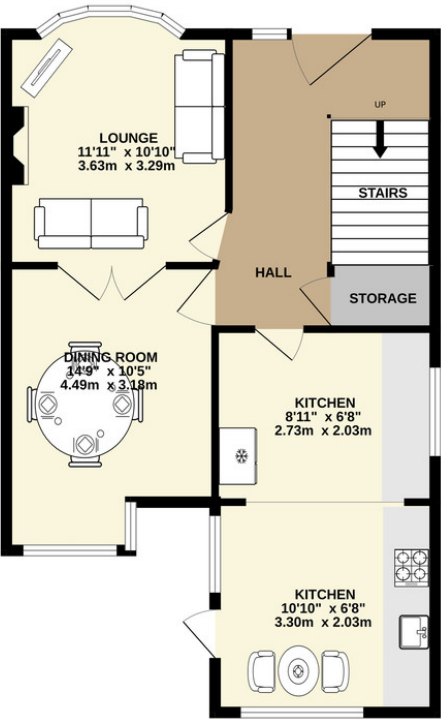
LAST SERVICE: TBC

BOILER INSTALLATION: TBC

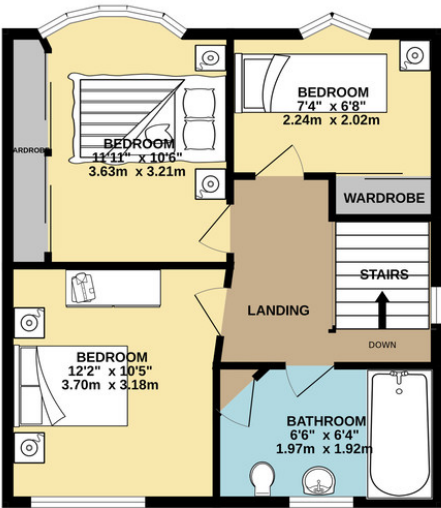
SERVICES: MAINS



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		