



112 Cedar Road, Doncaster, DN4 9ET

Don't miss the opportunity to view this beautifully presented three-bedroom detached home in the ever-popular area of Balby.

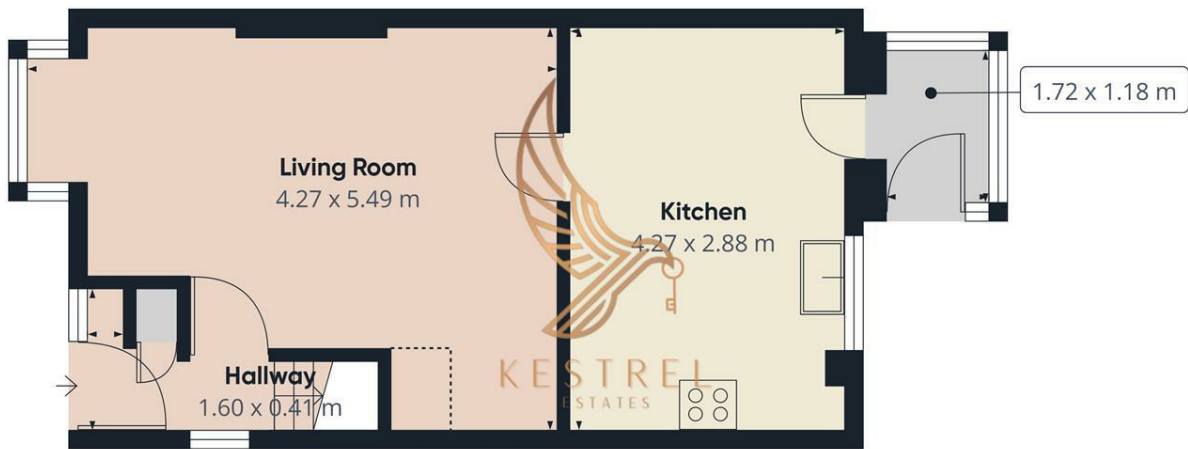
Offering off-street parking and stylish décor throughout, this property is ideal for first-time buyers and families looking for a move-in-ready home in a great location.

Tucked away in a quiet spot, the home enjoys a sense of privacy with open views across playing fields, giving a peaceful, non-overlooked feel. Inside, the welcoming hallway leads into a spacious and tastefully decorated living room, filled with natural light. To the rear, the kitchen-diner is well equipped with ample units and enjoys a lovely outlook onto the attractive and well-kept garden. A useful porch provides additional storage and direct access to the private outdoor space, ideal for summer evenings or weekend relaxation.

Upstairs, there are three bedrooms, two generous doubles and a single, all finished to a high standard. The master bedroom features built-in wardrobes, offering practical storage. Two of the bedrooms benefit from views across the playing fields and the third overlooks the garden. The bathroom is a standout feature, boasting a sleek, modern design with a walk-in shower.

£170,000

- Viewing highly recommended
- Perfect for first time buyers
- 3 bedrooms
- Detached house
- Off road parking
- Well presented throughout
- Tastefully decoarted
- Walk in shower
- Enclosed and low maintenance garden
- Close to local amenities



Floor 0



Floor 1



Approximate total area⁽¹⁾
66.6 m²

Reduced headroom
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	