



## 48 Cambourne Close

Adwick-Le-Street, Doncaster, DN6 7DB

Offers in excess of £145,000



Viewing is highly recommended on this well presented 3 bedroom Dorma bungalow, ideal for first time buyers or families. having recently undergone a makeover with a new modern fitted kitchen, new bathroom and boiler. This home briefly comprises of a well presented lounge, fitted kitchen and a complete family bathroom. The first floor offers 3 bedrooms and loft access. Benefitting from Georgian bar double glazing throughout, a driveway leading to a detached garage perfect for off road parking and a private rear garden. Situated on a sought after street with in walking distance of an array of local amenities, schools, shops, and leisure centre as we as being ideal for commuters with easy access to the A1 motorway network, regular public transport and Adwick train station. Offered with no forward chain.



### Entrance Hall

A entrance hall with UPVC door, radiator and full length window. Access to bathroom, lounge ,kitchen and staircase.

### Lounge 15'7" x 12'5" (4.758 x 3.788)

A good sized lounge with a large front facing window, marble fireplace and wooden surround with beech wooden flooring. There is a TV aerial, power points, double radiator and mounted wall lights.

### Kitchen 9'5" x 9'4" (2.871 x 2.847)

This newly fitted kitchen consists of grey high gloss wall and base units with a black granite effect work surface and white splash back tiles. There is a built in gas oven with 4 ring gas hob, stainless steel 1 1/2 sink with mixer tap. The window over looks the rear garden and there is plumbing for a washing machine, several power points and tiled floor throughout.

### Bathroom 6'2" x 5'1" (1.902 x 1.561)

A complete white bathroom suite with semi circle sink and mixer tap , push button W/C and bath with overhead shower attachment. The frosted window faces the rear of the property with PVC marble effect cladding covering all the walls.

### Bedroom 1 10'11" x 8'8" (3.337 x 2.667)

This double bedroom has a front facing window and radiator. Also a large built in mirrored front wardrobe great for storage.

### Bedroom 2 14'3" x 9'1" (4.366 x 2.770)

A light and airy room containing 2 windows, a radiator and power points.

### Bedroom 3 8'9" x 7'4" (2.680 x 2.239)

A bedroom with rear facing window, radiator and power points.

### Garden

To the front is a lawned area with access down the side for off road parking and to the detached garage.

To the rear is a lovely enclosed garden with slabbed and lawned area. The large conifers at the rear of the garden make it private and not overlooked.

### Garage

The detached garage can be accessed through the up and over garage door to the front or through the size door from in the rear garden. Great size and ideal for storage.

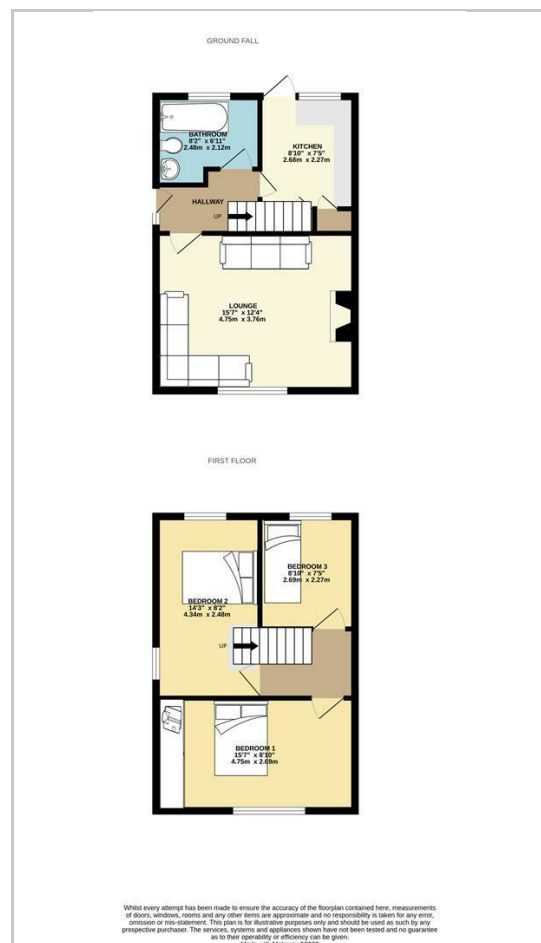
### Additional information

Standard construct, No chain. EPC E. CTAX B

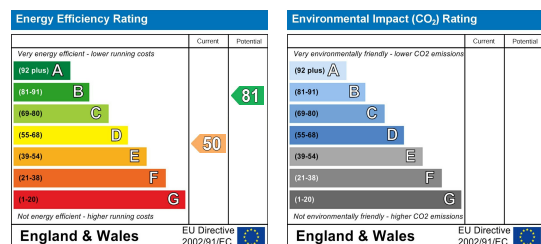
### Area Map



### Floor Plans



### Energy Efficiency Graph



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