



IDEAL



1 Ancient Drive, Woodlands , Doncaster, DN6 7FN

This beautifully presented 3-bedroom home offers modern living throughout and is perfectly positioned close to local amenities and excellent motorway links. Ideal for families or professionals, the property benefits from off-road parking for approximately two cars and an impressive EPC rating of B.

Inside, the welcoming entrance leads to a bright reception room featuring a convenient built-in storage cupboard. The contemporary kitchen is fitted with integrated appliances and opens onto the landscaped rear garden via patio doors, allowing plenty of natural light to flow into the space. A downstairs W/C adds further practicality to the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom complete with en-suite shower room and built-in wardrobes. A modern family bathroom serves the additional bedrooms.

The landscaped rear garden features artificial turf, a patio area ideal for outdoor dining, and a versatile outer building with full electricity, perfect for storage, a workshop or a home office. Additional benefits include a CCTV system providing extra peace of mind and also an outside tap providing hot & cold water.

With its modern specification, excellent energy efficiency, and convenient location, this property makes an outstanding home for a variety of buyers.

£220,000

1 Ancient Drive, Woodlands , Doncaster, DN6 7FN



- Master bedroom with en-suite and built-in wardrobes
- Bright reception room with useful storage cupboard
- Landscaped garden with artificial turf
- CCTV system, close to local amenities with excellent motorway links, Council Tax Band C, EPC B
- Three bedrooms and a modern family bathroom upstairs
- Contemporary kitchen with integrated appliances
- Outer building with full electricity, ideal for storage or workspace
- Off-road parking for approximately two cars
- Patio doors from kitchen leading to the rear garden
- Downstairs W/C for added convenience

Lounge

13'2" x 14'6" (4.03 x 4.44)

Bathroom

7'5" x 5'2" (2.27 x 1.59)

Kitchen/Diner

10'0" x 14'6" (3.06 x 4.44)

Outerbuilding

11'1" x 9'3" (3.38 x 2.82)

Downstairs W/C

4'6" x 3'3" (1.38 x 1.00)

Master bedroom

10'2" x 8'11" (3.12 x 2.72)

En-Suite to Master

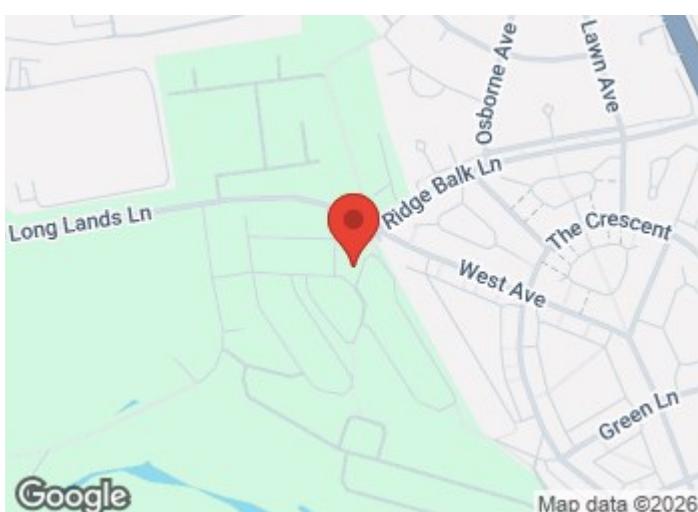
8'2" x 4'7" (2.50 x 1.42)

Bedroom 2

11'6" x 8'0" (3.53 x 2.44)

Bedroom 3

8'7" x 6'2" (2.63 x 1.88)

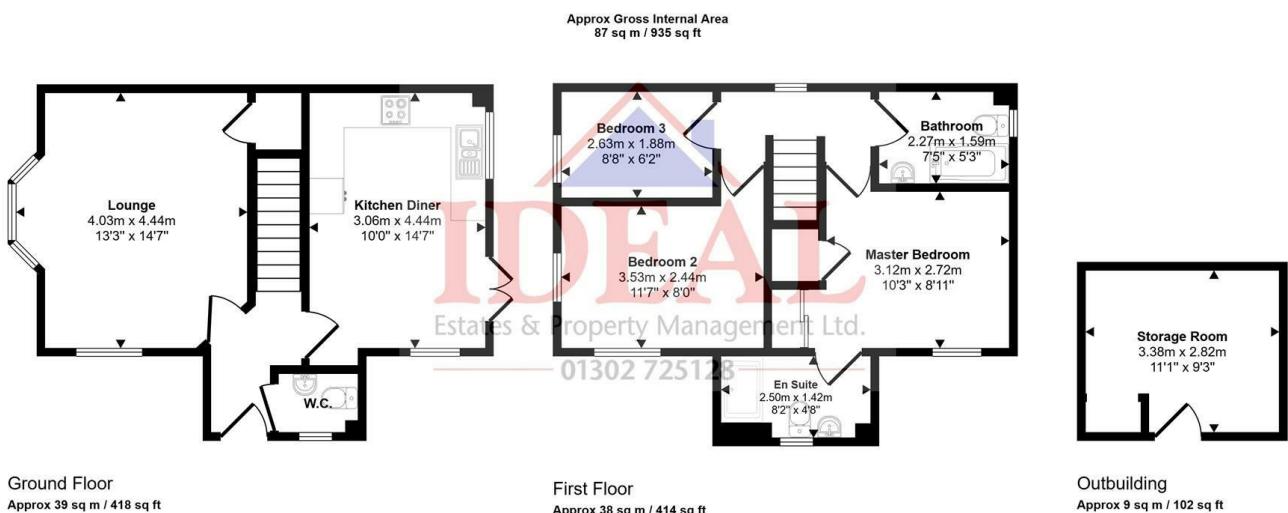


Directions

Woodlands is a model village 4 miles (6 km) northwest of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



Floor Plan



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.

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		95	
(81-91) B		83	
C			
(69-80) D			
(55-68) E			
(39-54) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	