



21 Cambourne Close Adwick-Le-Street, Doncaster, DN6 7DB

Nestled in the charming neighbourhood of Cambourne Close, Adwick-Le-Street, this semi-detached house offers a delightful blend of space and modern living. Built in the 1970s, this property has been thoughtfully extended to provide a deceptively spacious family home, boasting an impressive 1,152 square feet of living space.

As you enter, you are greeted by a well-presented lounge that seamlessly flows into the dining room, creating an inviting atmosphere for family gatherings and entertaining guests. The modern open-plan kitchen is a true highlight, featuring French doors that lead to an outdoor living space, perfect for enjoying al fresco dining during the warmer months. Additionally, there is a versatile reception room currently used as a playroom, which can easily be adapted to suit your family's needs.

This property comprises three comfortable bedrooms and a well-appointed bathroom and down stairs W/C, making it an ideal choice for families. With parking available for two vehicles, convenience is at your doorstep.

Situated within walking distance to local schools, amenities, and Adwick train station, this home is perfectly positioned for both convenience and community living. This turn-key property is ready for you to move in and make it your own. We highly recommend a viewing to fully appreciate all that this lovely home has to offer.

Offers in the region of £220,000

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- Viewing is essential on the well presented home
- Modern open plan kitchen with integrated appliances
- Block paved driveway to garage
- Council tax band B & EPC 70C
- Deceptively Spacious family home
- Open plan lounge with log burner and Dining area through to rear extension
- Good energy rating with solar panels.
- Side & Rear Extension
- Additional reception room with French doors
- Great for commuters with easy access to Adwick Train Station & motorways.

Front entrance hall

10'4" x 7'6" (3.15 x 2.29)

Bedroom two

8'10" x 12'0" (2.70 x 3.67)

Lounge / Dining room

20'8" x 12'9" (6.31 x 3.89)

Bedroom three

8'4" x 8'8" (2.56 x 2.66)

Second reception room

7'10" x 11'9" (2.39 x 3.60)

Family bathroom

5'4" x 8'5" (1.63 x 2.57)

Kitchen / diner ample storage

8'2" x 10'9" & 10'0" x 7'10" (2.49 x 3.30 & 3.05 x 2.40)

Front and rear gardens

Summer house

Downstairs W/C

Garage

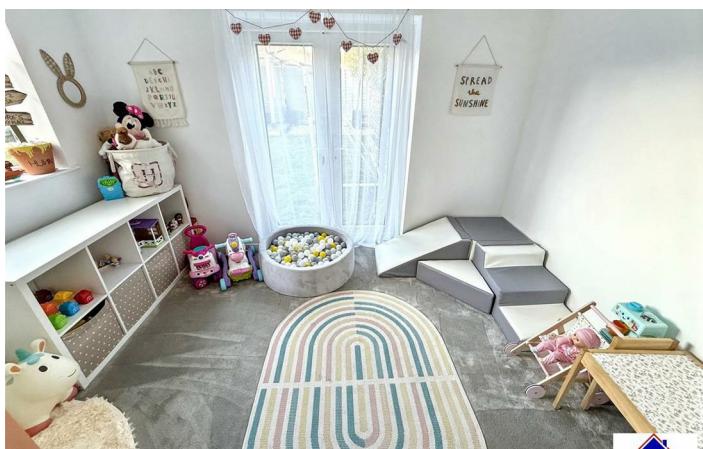
Landing

Bedroom one

11'3" x 11'10" (3.45 x 3.61)

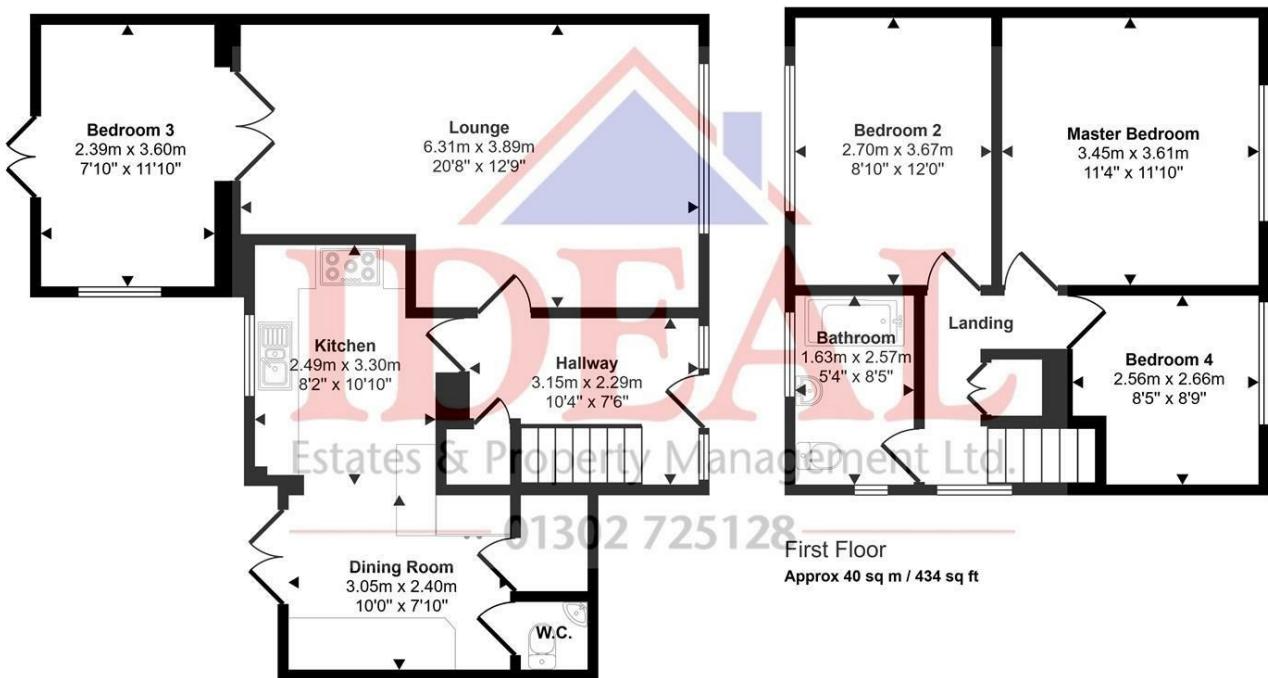


Directions



Floor Plan

Approx Gross Internal Area
100 sq m / 1077 sq ft



Ground Floor

Approx 60 sq m / 643 sq ft

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			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	83
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			