



## 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 appliance
- 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)

## Lounge / Dining room

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

## Second reception room

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

## Kitchen / diner ample storage

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

## Downstairs W/C

## Landing

## Bedroom one

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

## Bedroom two

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

## Bedroom three

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

## Family bathroom

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

## Front and rear gardens

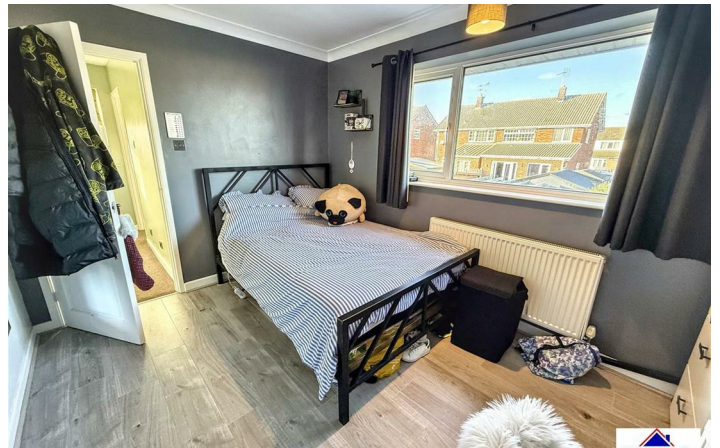
## Summer house

## Garage



[Directions](#)

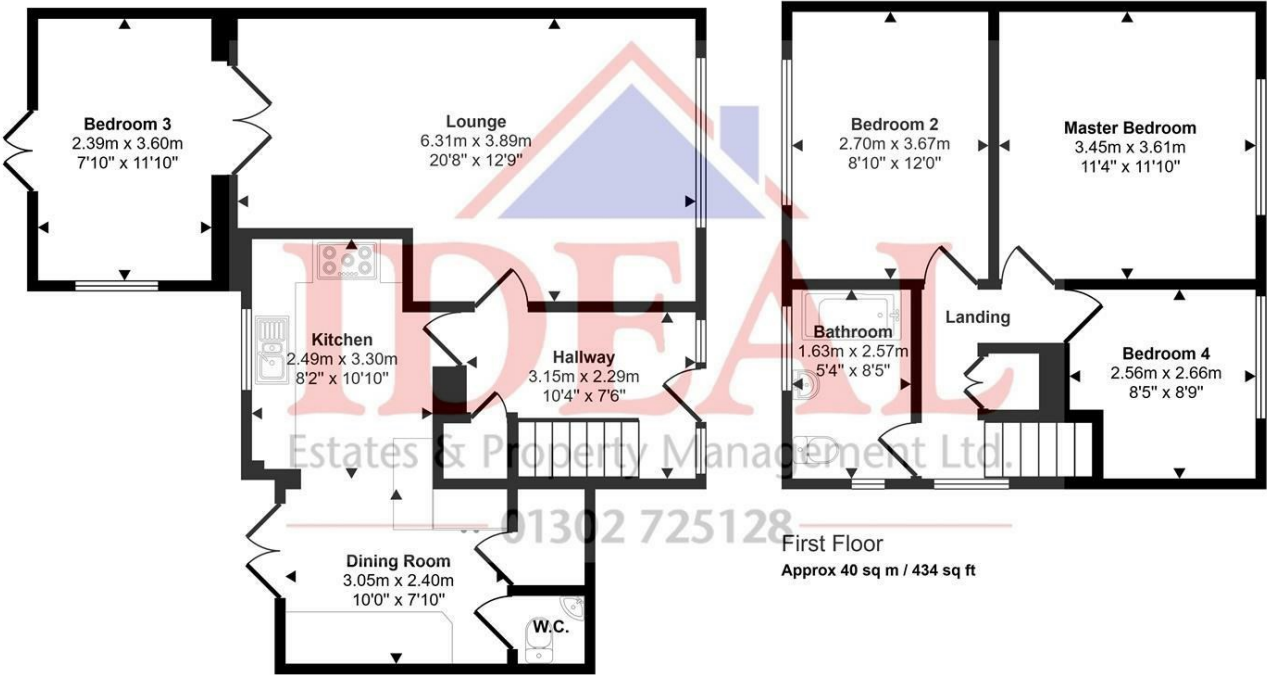






Floor Plan

Approx Gross Internal Area  
100 sq m / 1077 sq ft



Ground Floor  
Approx 60 sq m / 643 sq ft

First Floor  
Approx 40 sq m / 434 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.

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