

## 5 SUFFOLK ROAD DONCASTER, DN11 8BE

**£140,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*\*

This beautifully presented and modernised family home offers spacious and stylish accommodation throughout, featuring a welcoming entrance hallway, an elegant living room with feature fireplace, and a contemporary open-plan kitchen diner complete with integrated appliances and dining space. Additional ground floor benefits include a practical utility room and downstairs WC. Upstairs, the property boasts three well-proportioned bedrooms and a luxurious four-piece family bathroom, all finished to a high standard. Externally, there is a newly laid block-paved driveway providing parking for two vehicles, and a generous rear garden with patio area, lawn, and low-maintenance landscaping—ideal for family living and entertaining. Ideally situated in a sought-after residential area, this home is conveniently located close to local shops, schools, and amenities. Excellent transport links provide easy access to Doncaster, Bawtry, Sheffield, and Worksop, making it perfect for commuters and families alike.

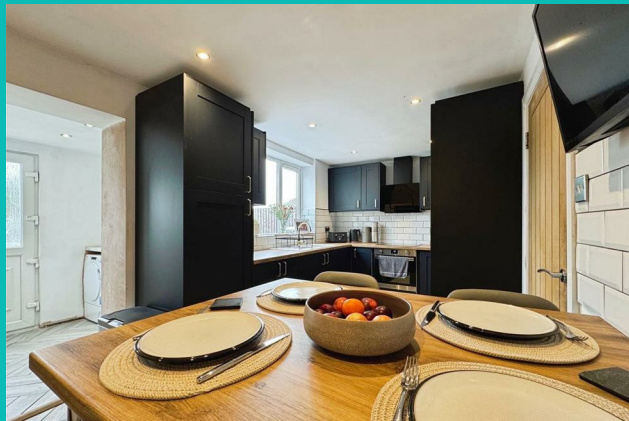
**Kendra  
Jacob**

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# 5 SUFFOLK ROAD

- \*\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*\*
- Stylish and spacious three-bedroom family home
- Welcoming entrance hallway with modern finishes
- Elegant living room with feature fireplace and oak mantel
- Contemporary open-plan kitchen diner with integrated appliances
- Practical utility room and downstairs WC (under renovation)
- Luxurious four-piece family bathroom with walk-in shower
- Generous rear garden with patio, lawn, and low-maintenance area
- Newly laid block-paved driveway with parking for two vehicles
- Ideally located near shops, schools, and transport links to Doncaster, Bawtry, Sheffield & Worksop



## ENTRANCE HALLWAY

Welcoming you into the home is a contemporary front-facing UPVC double-glazed entrance door, opening into a stylish hallway. The space features a staircase rising to the first-floor landing, a sleek vertical central heating radiator, and a high-quality tile-effect flooring.

## LIVING ROOM

A beautifully presented and tastefully decorated living room with a large front-facing UPVC double-glazed window, central heating radiator, and a charming feature fireplace with a solid oak mantel and tiled hearth. A door leads seamlessly into the recently installed kitchen-diner.

## OPEN PLAN KITCHEN DINER

This modern and open-plan kitchen diner boasts a range of sleek wall and base units with complementary worktops, incorporating a sink unit with mixer tap. Integrated appliances include a fridge freezer, fan-assisted electric oven, and induction hob with an electric extractor fan overhead. Partially tiled walls, contemporary ceiling downlights, a rear-facing UPVC double-glazed window, and stylish tile-flooring complete the space, continuing through to the dining area.

The dining area offers a built-in dining table with seating for four, a generous under-stair storage cupboard, a central heating radiator, and access to both the utility room and downstairs WC.

## UTILITY ROOM

With a rear-facing UPVC double-glazed door, the utility room provides worktop space and plumbing for a washing

machine and tumble dryer. A door leads to the downstairs WC, currently under renovation.

## FIRST FLOOR LANDING

Featuring spindle balustrades, access to the loft via a hatch with fitted ladder and lighting. The landing houses the wall-mounted combination central heating boiler and leads to three bedrooms and the family bathroom via premium interior doors.

## MASTER BEDROOM

A spacious and tastefully finished master bedroom with a front-facing UPVC double-glazed window and central heating radiator.

## BEDROOM TWO

A well-proportioned second double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and quality laminate wood flooring.

## BEDROOM THREE

A generous third bedroom featuring a front-facing UPVC double-glazed window, central heating radiator, and laminate wood flooring.

## FAMILY BATHROOM

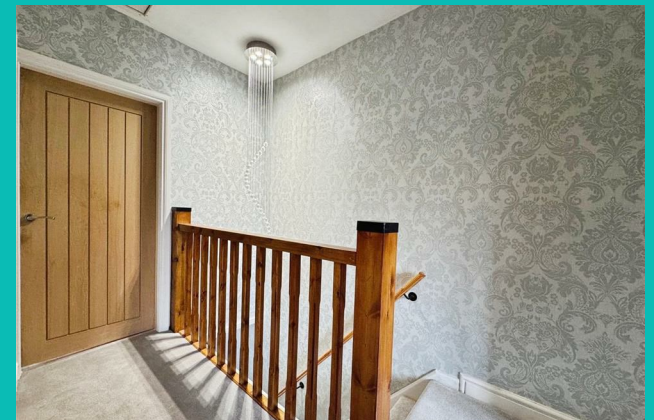
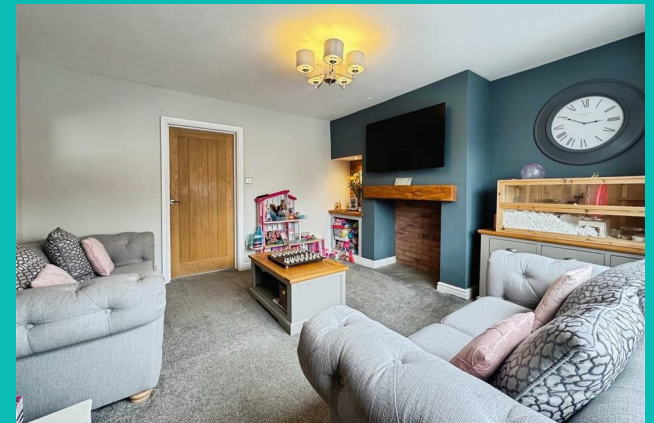
A luxurious four-piece suite comprising a panelled bath, a walk-in shower enclosure with a mains-powered waterfall shower, a stylish vanity unit with hand basin, and a low-level WC. Finished with premium wall and floor tiling, modern vertical radiator, ceiling downlights, and a rear-facing obscure UPVC double-glazed window.

## EXTERIOR

To the front, a recently laid block-paved driveway provides off-road parking for two vehicles, with gated access to the rear garden.

The rear garden is a generous and family-friendly space, featuring a paved patio seating area, lawn, steps leading to a low-maintenance section, outdoor lighting, water tap, and external power points.

## 5 SUFFOLK ROAD









## 5 SUFFOLK ROAD

### ADDITIONAL INFORMATION

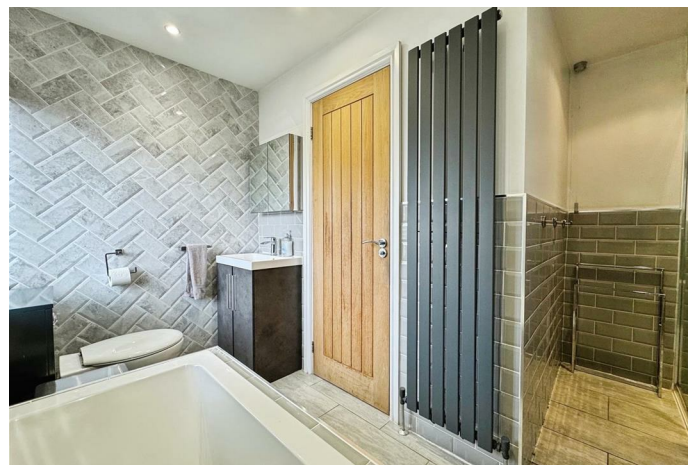
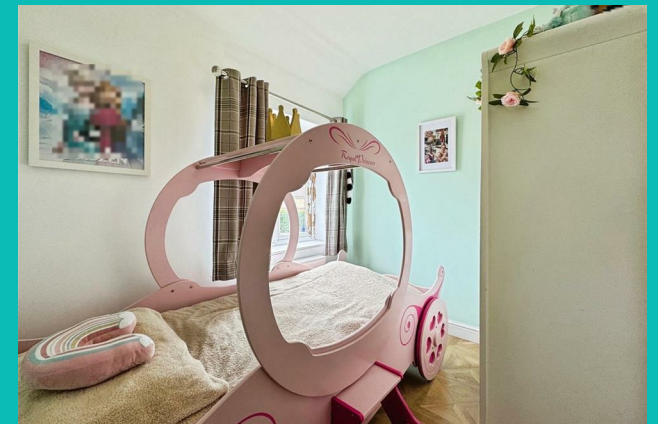
**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 884.50 sq ft

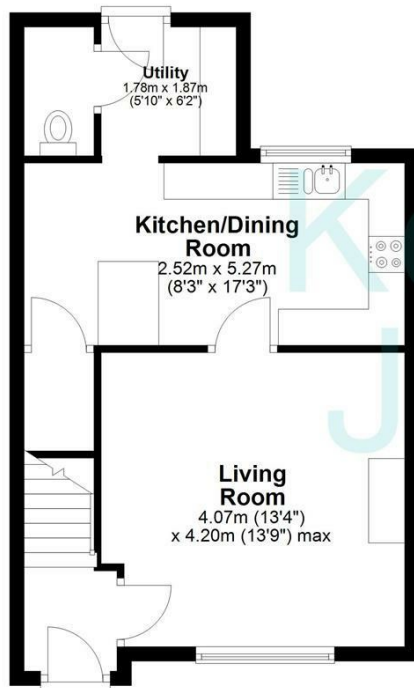
**Tenure** – Freehold





## Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



## First Floor

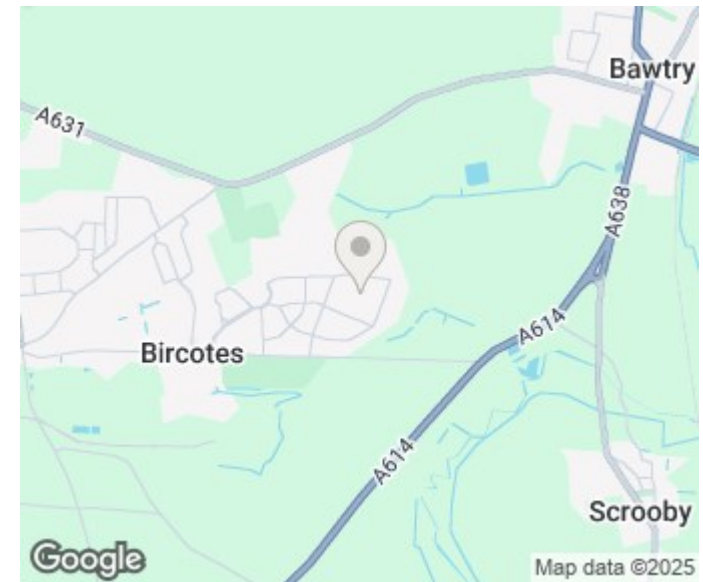
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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