



New Street, Carcroft Doncaster

welcome to

New Street, Carcroft Doncaster

GUIDE PRICE 220,000-230,000 This impressive three bedroom semi-detached family home offers a luxury feel and high specification throughout, benefiting from breathtaking field views to the rear, ample off road parking and a garage. Ideal for a growing or extended family!



Entrance Hall

A side facing composite door gives access into the entrance hall which has access to the ground floor WC and utility.

Ground Floor W.C.

Fitted with a low flush WC, a hand wash basin, a central heating radiator and a rear facing obscure double glazed window.

Kitchen

12' 3" x 8' 7" (3.73m x 2.62m)

With front and side facing double glazed windows. Fitted with high gloss wall and base units with coordinating worktops which incorporates the sink and drainer. The kitchen has a breakfast bar area, tiled splashback and a four ring gas hob with an electric oven and grill. There is a central heating radiator, space for a fridge and freezer and decorative downlights to the ceiling.

Utility

7' 6" x 5' 7" (2.29m x 1.70m)

With a central heating radiator and a rear facing double glazed window. There is a range of wall and base units with plumbing for a washing machine, space for a dryer and a wall mounted boiler.

Lounge

18' x 11' 5" (5.49m x 3.48m)

With an electric wall mounted fire as the focal point of the room, a TV media feature wall, two central heating radiators and a useful storage cupboard. There is two front facing double glazed windows and rear facing French doors which lead through to the conservatory.

Conservatory

9' 11" x 9' 1" (3.02m x 2.77m)

With rear facing French doors giving access to the rear garden, laminate flooring, rear and side facing double glazed windows. This is a versatile room which could conveniently cater as a dining room, office space or play room.

First Floor Landing

With a central heating radiator, a loft hatch and a rear facing double glazed window.

Bedroom One

12' 4" Into Bay x 8' 9" (3.76m Into Bay x 2.67m)

With a front facing double glazed bay window, fitted wardrobes, a central heating radiator and a TV media feature wall.

Bedroom Two

11' 6" x 8' 9" (3.51m x 2.67m)

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

8' 11" Max x 11' 5" (2.72m Max x 3.48m)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, fitted wardrobes and laminate flooring.

Shower Room

Fitted with a shower cubicle with shower, a low flush WC and a hand wash basin on a vanity unit with mixer tap. There is coving and downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Outside

The front features a brick-wall enclosed with stylish iron gates leading to the driveway and garage, complimented by artificial lawned sections. To the rear there is a low-maintenance garden with artificial grass, a spacious block-paved patio, fruit trees, mature shrubs and a sheltered storage area with canopy.

Garage

18' 3" x 9' 2" (5.56m x 2.79m)



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New Street, Carcroft Doncaster

- GUIDE PRICE 220,000-230,000
- THREE BEDROOM SEMI-DETACHED
- STUNNING FIELD VIEWS TO THE REAR
- SPACIOUS CORNER PLOT
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£220,000-230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125211 - 0002

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