



5 Craithie Road, Doncaster – DN2 5ED

Guide Price £260,000 – £265,000

Doncaster

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Stunning four-bedroom Edwardian home with original features, modern kitchen, cellar, en-suite, landscaped garden, driveway, and ideal location near Doncaster amenities. Early viewing advised. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Beautifully restored Edwardian family home bursting with original character and period charm throughout
- Bespoke-style kitchen with solid wood worktops and impressive brick inglenook housing a Range cooker
- Stunning bay-fronted lounge featuring an original open coal fireplace and versatile second reception/snug with log burner
- Fabulous top floor suite with fitted wardrobes, eaves storage and modern en-suite shower room
- Extensive renovation works completed including a new roof, full rewire and restoration of original features
- Private landscaped sanctuary garden with covered decked entertaining area, summer house and outdoor lighting
- Prime location close to Doncaster Royal Infirmary, excellent amenities and Doncaster City Centre
- Spacious and highly useful cellar with lighting and electricity, offering excellent storage



Step into a beautifully restored Edwardian residence where timeless character meets thoughtful modern living. This exceptional four-bedroom family home has been lovingly renovated throughout, showcasing an abundance of original features, elegant décor and an undeniable warmth from the moment you arrive. Ideally positioned close to a wealth of local amenities, Doncaster Royal Infirmary and the City Centre, this is a truly special home that effortlessly blends unique period charm with contemporary comfort.

The welcoming entrance hallway immediately sets the tone, featuring stunning original tiled flooring and an elegant staircase rising to the first floor. To the front of the property, the impressive bay-fronted lounge is bathed in natural light and centred around a magnificent original open coal fireplace with Victorian cast iron surround, a beautiful focal point full of character and history.

A second versatile reception room, currently styled as a snug, continues the home's charming aesthetic with engineered wood flooring, a striking log burner, French doors opening onto the garden and a delightful serving hatch adding further personality.

The heart of the home is the stunning fitted kitchen, complete with a range of wall and base units, solid wood worktops and an eye-catching brick inglenook housing a freestanding Range cooker. There is ample space for a large fridge/freezer and dishwasher, while a spacious adjoining utility room provides additional practicality alongside a downstairs WC, large wash station with electric shower, plumbing for a washing machine and space for a tumble dryer.

Further enhancing the property is a spacious cellar with lighting and electricity, offering excellent storage potential.

To the first floor are two generous double bedrooms, both retaining beautiful original cast iron fireplaces, alongside a further single bedroom currently utilised as a home office. These rooms are served by a stylish family bathroom featuring a freestanding bath, separate shower cubicle, wash basin and WC.

Occupying the second floor is a fabulous suite comprising a spacious double bedroom with a generous fitted wardrobe, useful eaves storage and a modern en-suite shower room creating a peaceful and private retreat.

Externally, the property continues to impress with a beautifully designed low-maintenance rear garden offering a true sense of sanctuary. Enjoy relaxing beneath the covered decked seating area with outdoor lighting, alongside artificial lawn, outdoor power sockets, outside tap and a charming summer house positioned at the end of the garden. To the front, a private driveway provides valuable off-road parking.

A rare opportunity to acquire a truly stunning period home restored with exceptional care and attention to detail. Early viewing is highly recommended.





















- **Ground Floor 63sqm**
- **First Floor 56sqm**
- **Second Floor 23sqm**
- **Cellar 18sqm**
- **Total 160sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.