



## 79 St. Peters Drive, Askern , Doncaster, DN6 0BL

£170,000 - £180,000 Guide Price!! This beautifully maintained three-bedroom semi-detached home is set within a modern development in a popular village location, offering stylish and comfortable living ideal for families.

The property welcomes you with a bright and inviting entrance, leading through to a cosy yet spacious kitchen diner, perfect for everyday living and entertaining. A convenient ground floor W/C adds practicality to the well-designed layout.

Upstairs, the home comprises three well-proportioned bedrooms along with a contemporary family bathroom, all finished to a high standard.

Externally, the property benefits from off-road parking to the side and a fully enclosed rear garden, providing a safe and private space for relaxation or outdoor dining.

Further features include double glazed windows throughout, contributing to the home's energy efficiency, reflected in its impressive EPC rating of B. The property also falls within Council Tax Band B.

Ideally situated close to local amenities and within a sought-after village setting, this modern home offers the perfect balance of convenience and community living.

Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

**Guide price £170,000**

# 79 St. Peters Drive, Askern , Doncaster, DN6 0BL



- Beautifully maintained three-bedroom semi-detached family home
- Convenient ground floor W/C
- Enclosed rear garden
- Close to local amenities, with EPC rating: B & Council Tax Band: B
- Situated on a modern development in a popular village location
- Three well-proportioned bedrooms
- Off-road parking to the side of the property
- Spacious and cosy kitchen diner
- Stylish family bathroom located upstairs
- Double glazed windows throughout

## Hallway

5'1" x 5'2" (1.56 x 1.59 )

## Bathroom

7'1" x 5'10" (2.18 x 1.78)

## Kitchen/Diner

10'4" x 15'8" (3.15 x 4.79 )

## Lounge

13'6" x 10'8" (4.13 x 3.26 )

## W/C

2'11" x 5'5" (0.89 x 1.67)

## Master Bedroom

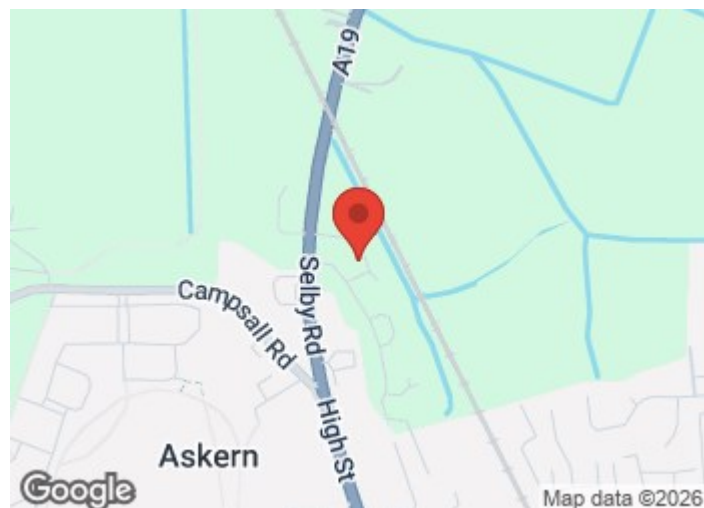
13'6" x 7'11" (4.14 x 2.43)

## Bedroom 2

7'1" x 12'3" (2.17 x 3.75 )

## Bedroom 3

5'10" x 8'10" (1.80 x 2.71)



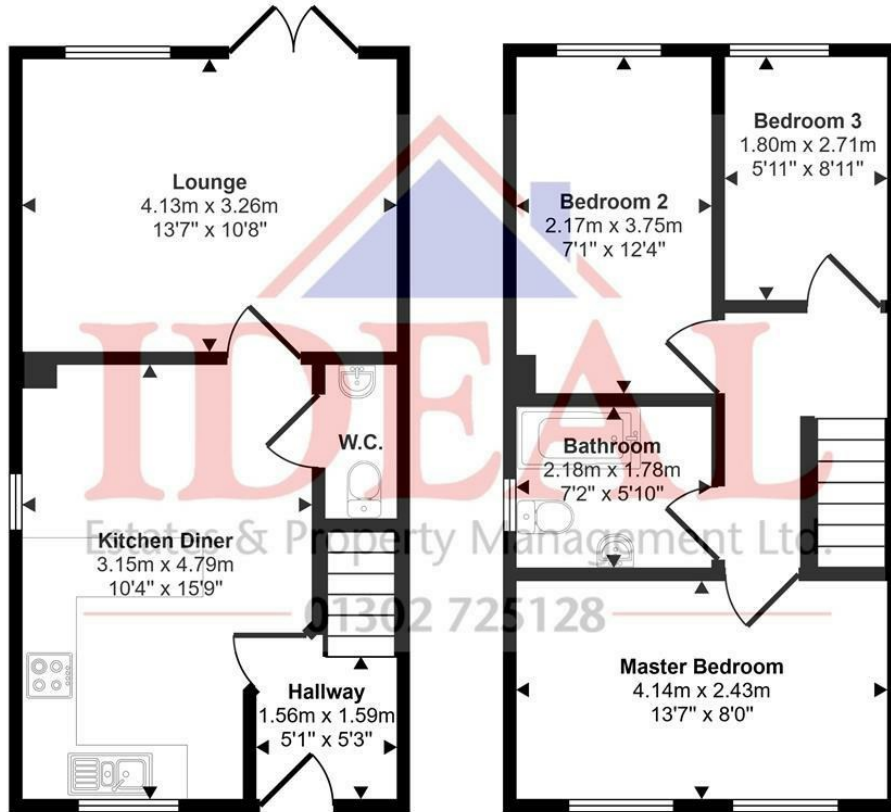
## Directions

The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.



# Floor Plan

Approx Gross Internal Area  
68 sq m / 734 sq ft



Ground Floor  
Approx 34 sq m / 367 sq ft

First Floor  
Approx 34 sq m / 367 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

