



## 16 Heath Court, Warmsworth, Doncaster, DN4 9GE

Nestled on a quiet cul-de-sac in the ever-popular village of Warmsworth, this beautifully presented four-bedroom end town house offers spacious and versatile living, ideal for modern family life.

The property benefits from a driveway providing parking for two vehicles. Upon entering, the attention to detail is clear as you are welcomed by a bright and airy hallway which gives access to the integral garage, a generous ground-floor bedroom, currently used as a home office with patio doors opening onto the private garden, a useful utility room, and a contemporary ground-floor bathroom with a walk-in shower.

The first floor boasts a spacious kitchen and dining room, perfect for entertaining, alongside a light-filled living room featuring a Juliet balcony with pleasant views over the Trans Pennine Trail.

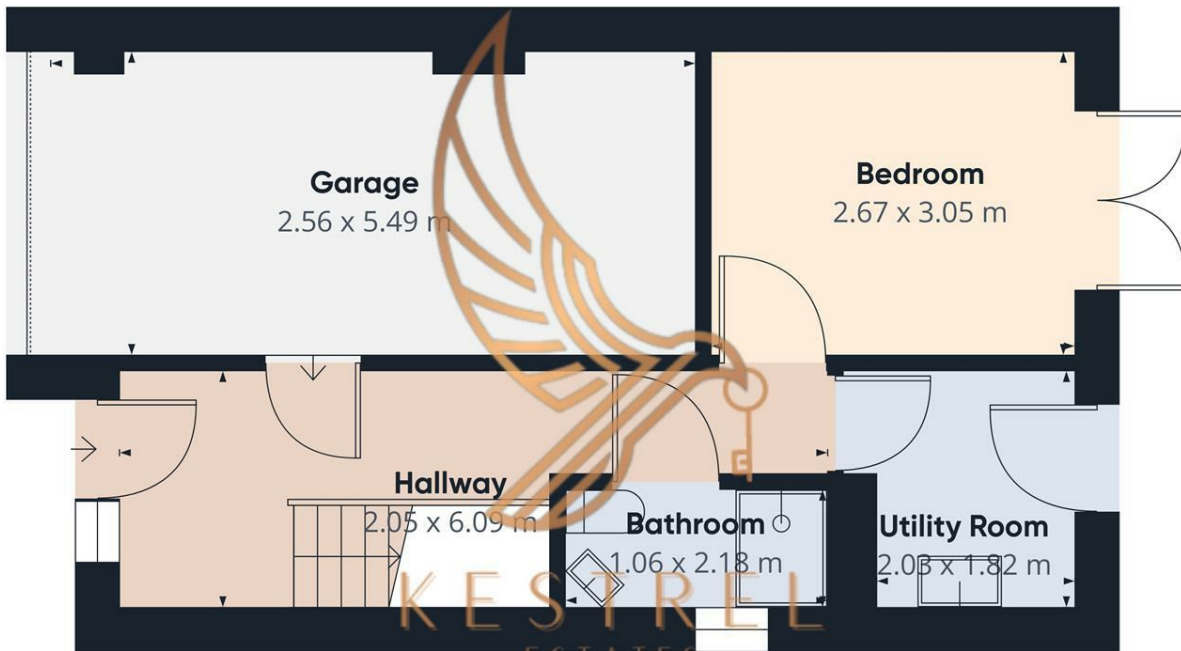
On the top floor are three further well-proportioned bedrooms, including the master bedroom with en-suite facilities, as well as a modern family bathroom.

Externally, the property enjoys a low-maintenance garden with a stunning patio and outdoor seating area, ideal for relaxing or hosting guests. Beautifully presented throughout, this home is truly move-in ready.

Opportunities like this are rare — book your viewing today to avoid missing out.

**£230,000**

- End Townhouse
- 4 Spacious Bedrooms
- 3 Bathrooms
- Recently Decorated Throughout
- Separate Utility Room
- Private Rear Garden
- Driveway For 2 Cars
- Close To The Trans Pennine Trail
- Close To Local Amenities, Schools and Transport Links
- Viewing Highly Recommended



Approximate total area<sup>(1)</sup>  
39.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	