

42 Buttermere Crescent,



£305,000

An outstanding and deceptively spacious 3/4 double bedroom semi-detached family home, enjoying a pleasant position within this highly regarded modern development, conveniently situated close to a wide range of local amenities, supermarkets, well-regarded schools, excellent transport links and attractive lakeside walks. Beautifully presented throughout and offering versatile accommodation arranged over three generous floors, this superb property is perfectly suited to modern family living, professionals and those requiring flexible work-from-home space. Finished to a high standard and ready to move straight into, the accommodation briefly comprises a welcoming entrance hallway, ground floor cloakroom/WC, spacious and tastefully decorated dining kitchen family room fitted with access onto the rear garden. In addition, the flexible ground floor layout offers further space-a home office/study depending on individual requirements.

To the first and second floors are three generously proportioned double bedrooms, including an impressive principal suite occupying a stylish ensuite shower room. There is a spacious sitting room to the first floor complete with Juliet balcony over looking the rear garden-this could be utilised as a large bedroom depending on requirements, the remaining double bedrooms are complemented by a modern family bathroom finished with contemporary fittings and neutral décor throughout.

Externally, the property continues to impress with a generous enclosed rear garden, predominantly laid to lawn with decked seating area-ideal for families, entertaining and outdoor enjoyment. A garage and off parking provide practicality and convenience rarely found with properties of this style. The attractive setting also benefits from nearby green spaces and picturesque lakeside walks, creating an ideal balance between modern convenience and outdoor lifestyle living.

The property is exceptionally well placed for access to the historic Doncaster Racecourse, well-known for hosting prestigious racing events and entertainment throughout the year, whilst Doncaster city centre is only a short distance away, offering an extensive range of shops, restaurants, bars, leisure facilities and rail connections, including direct links to major cities. Combining spacious accommodation, modern presentation and a highly convenient location, this impressive home offers everything required for contemporary family living and must be viewed to fully appreciate the size, flexibility and quality of accommodation on offer.



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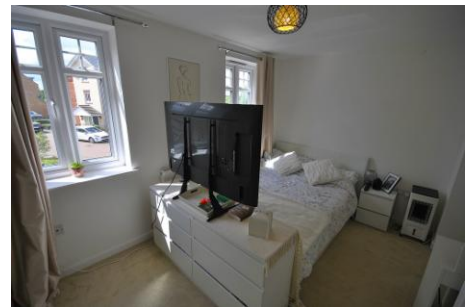
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DATED - 23/06/2026

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

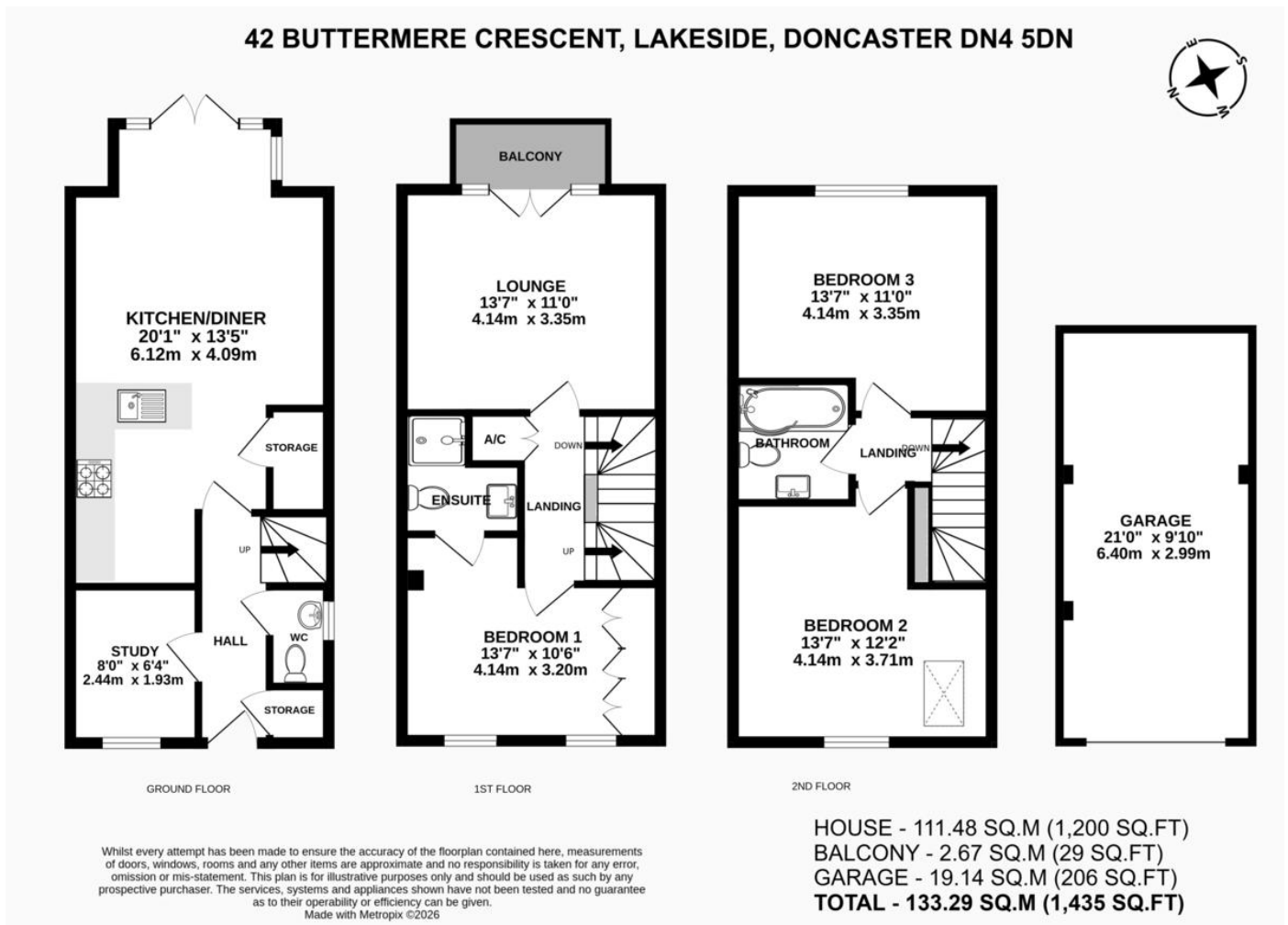
To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.