



15 Church View, Doncaster, DN6 9RA
Offers In Excess Of £220,000 Freehold


MARTIN&CO

Church View, Campsall

3 Bedrooms, 1 Bathroom

Offers In Excess Of £220,000

- Available Chain Free
- Three bedroom Terrace
- Detached garage
- Garden
- Sun Room
- Close to local amenities
- Close to Schools

Available Chain Free: This beautifully presented home offers a wonderful blend of character and space, ideally suited to family living.

The generously sized living room is full of charm and character, featuring exposed beamed ceilings and a feature fireplace with gas fire, creating a warm and inviting atmosphere. An archway leads through to the dining room,

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allowing a natural flow that is perfect for both everyday living and entertaining. The dining room continues the character feel with exposed beams and provides direct access to the sun room, making it an ideal setting for family meals and social occasions.

The well-appointed kitchen is fitted with a range of white wall and base units complemented by matching white worktops, creating a bright and contemporary finish. It offers plumbing for a gas cooker and dishwasher, along with space for a fridge freezer.

A real highlight of the property is the versatile sun room, offering valuable additional living space. Ideal as a sitting room, home office, or playroom, it enjoys stunning views over the garden and provides a peaceful, light-filled space to relax and unwind throughout the year.

Upstairs, the property features two well-proportioned double bedrooms and a further single bedroom, alongside a bathroom fitted with a stylish white three-

piece suite and a spacious walk-in shower.

Externally, the home benefits from a detached garage which has been thoughtfully divided to provide additional functionality, including a separate utility area and an outside WC, offering excellent practical space alongside storage or parking options. The garden is enhanced by mature shrubs, creating a private and established outdoor space ideal for relaxation and entertaining.

Conveniently located close to local amenities, reputable schools, and excellent transport links, this delightful home is perfectly positioned for modern family living.

LIVING ROOM 18' 0" x 13' 4" (5.51m x 4.08m) A generously sized living room full of charm and character, featuring exposed beamed ceilings and a feature fireplace with gas fire, creating a warm and inviting atmosphere. The room also offers easy access to the first floor and flows through a cosy archway into

the dining room.

DINING ROOM 9' 7" x 10' 9" (2.93m x 3.28m) A characterful dining room featuring exposed beamed ceilings that add warmth and charm to the space. With direct access to the sun room, this inviting area is perfect for family meals and entertaining guests.

KITCHEN 8' 3" x 10' 8" (2.53m x 3.26m) A well-appointed kitchen fitted with a range of white wall and base units complemented by matching white worktops, creating a bright and modern feel. The kitchen offers plumbing for a gas cooker and dishwasher, along with space for a fridge freezer

SUN ROOM 8' 11" x 8' 3" (2.73m x 2.52m) A versatile sun room providing valuable additional living space, ideal for use as a sitting area, home office or playroom. Enjoying stunning views over the garden.

BEDROOM 11' 0" x 13' 1" (3.36m x 4.00m) Double Bedroom



BEDROOM 10' 1" x 11' 4" (3.08m x 3.47m) Double Bedroom

BEDROOM 7' 10" x 8' 5" (2.39m x 2.58m) Single Bedroom

BATHROOM 6' 10" x 6' 10" (2.10m x 2.10m) Bathroom fitted with a stylish white three-piece suite, complemented by a spacious walk-in shower

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