



## 8 FULWOOD DRIVE DONCASTER, DN4 8FH

**£230,000**  
**FREEHOLD**

GUIDE PRICE £230,000 - £240,000. Beautifully presented throughout, this stylish three-bedroom semi-detached home offers immaculate, move-in-ready accommodation that's perfect for modern living. Featuring a contemporary dining kitchen with integrated appliances, a spacious rear-facing lounge with feature wall panelling and French doors opening onto the landscaped garden, a downstairs WC, and a master bedroom with en-suite, this home has been thoughtfully designed for both comfort and practicality. Outside, you'll find off-road parking with an EV charging point, side access to the rear garden, and a versatile garden room, currently used as a beauty room but equally suited as a home office, gym or hobby space. Ideally suited to first-time buyers, growing families and investors alike.

Located just off Tickhill Road in the popular Balby area of Doncaster. The property is within easy reach of a wide range of local amenities, supermarkets, well-regarded schools and Doncaster Royal Infirmary, making it an excellent choice for families and professionals alike. Just a short stroll away, Woodfield Park offers beautiful woodland walks, open green spaces. For commuters, Doncaster City Centre, Doncaster Train Station and the A1(M) and M18 motorway networks are all easily accessible, providing excellent connections across the region.

**Kendra  
Jacob**

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# 8 FULWOOD DRIVE

- Beautifully presented three bedroom home
- Spacious lounge with French doors opening onto the rear garden
- Modern fitted dining kitchen
- Convenient downstairs WC
- Master bedroom with contemporary en-suite shower room
- Private enclosed rear garden with fully powered garden room
- Driveway for two vehicles and EV Charge point
- Call Danielle Shepherd-JBS Estates 01302 204800 to view!



## Entrance Hall

A bright and welcoming entrance hall providing access to the downstairs WC and featuring a useful built-in understairs storage cupboard, ideal for coats, shoes and household essentials.

## Dining Kitchen

A stylish contemporary kitchen fitted with a range of modern wall and base units complemented by quality work surfaces. Integrated appliances include a fridge freezer, dishwasher and washing machine, with ample space for family dining. Front facing uVPC window.

## Lounge

Positioned to the rear of the property, the beautifully presented lounge offers a calm and relaxing space. A striking panelled feature wall adds character, while French doors open directly onto the rear garden, allowing natural light to flood the room and creating an ideal space for entertaining or everyday living.

## Downstairs WC

Fitted with a low-level WC and wash hand basin.

## Landing

Providing access to all first-floor accommodation and the loft space.

## Master Bedroom

A spacious double bedroom enjoying a stylish finish and benefiting from its own en-suite shower room.

## En-Suite

Fitted with a walk-in shower, wash hand basin, WC and heated chrome towel rail.

## Bedroom Two

A well-proportioned double bedroom enjoying views to the front of the property.

## Bedroom Three

A versatile room ideal as a nursery, bedroom, dressing room or home office.

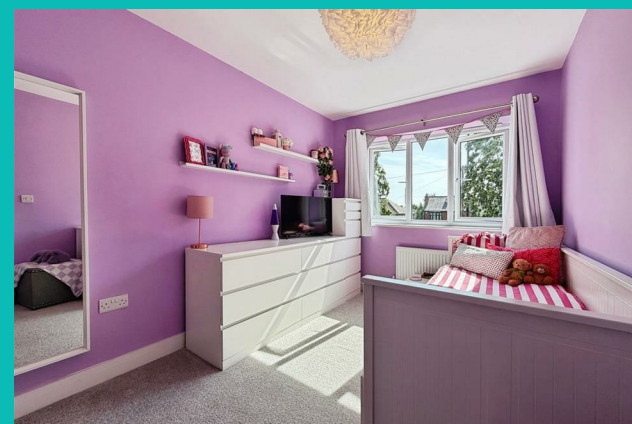
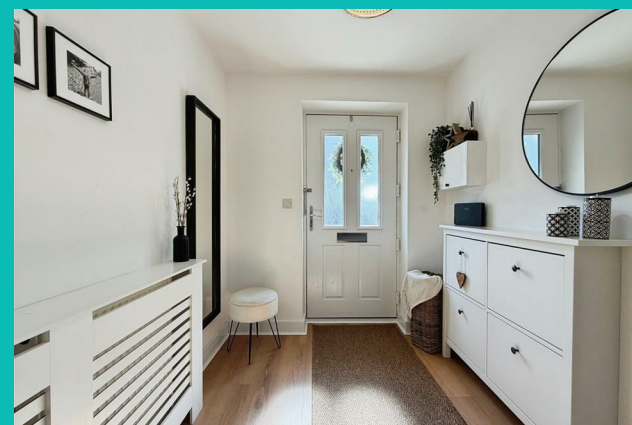
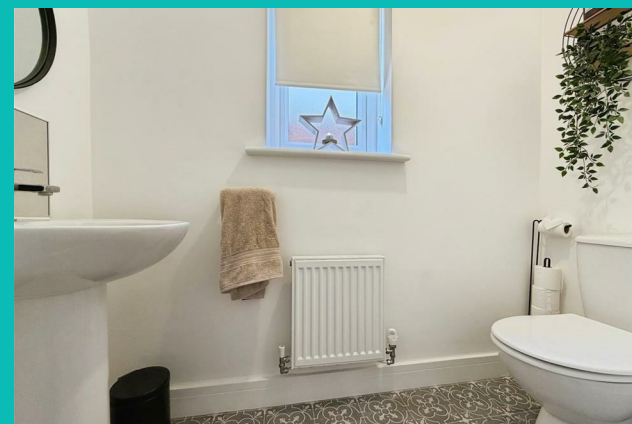
## Family Bathroom

A contemporary bathroom fitted with a bath incorporating a shower over, wash hand basin, WC and heated chrome towel rail.

## External

The property enjoys excellent kerb appeal with a neat front garden and an extensive block-paved driveway providing off-road parking for multiple vehicles. To the rear is a fully enclosed garden, providing a private outdoor space to enjoy. Positioned at the bottom of the garden is a fully insulated garden room with power and lighting, offering an ideal space for those working from home.

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### ADDITIONAL INFORMATION

**Local Authority** – Doncaster

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 896.50 sq ft

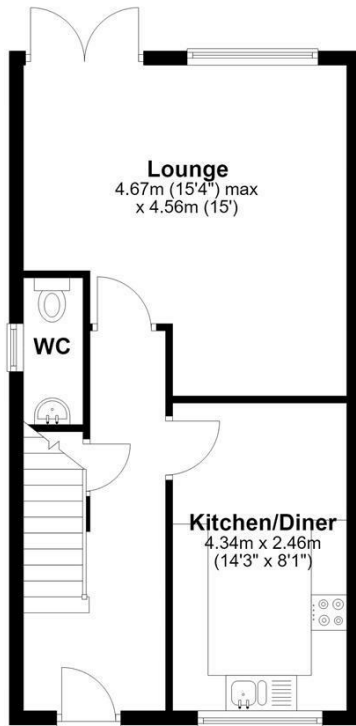
**Tenure** – Freehold





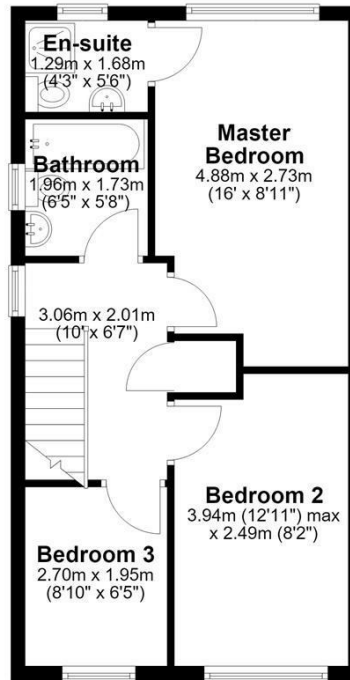
## Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



## First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 83.3 sq. metres (896.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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