PORTFIELD
GARRARD & WRIGHT

10 Castlegate
Tickhill
Doncaster
South Yorkshire
DN11 9QU

01302 327341

8 Meadow Drive, Tickhill





Offers In Region Of £350,000

A beautifully presented, larger style three bedroom semi detached property, offering generous, stylish and move-in-ready accommodation, ideally suited to family life. This truly outstanding property enjoys an attractive position within the highly sought after market town of Tickhill, this lovely home combines spacious interiors with ample parking, a garage and a private suntrap rear garden, all within a short walk of the town's many amenities.
The accommodation briefly comprises a welcoming entrance hall with a useful storage cupboard incorporating provision for a downstairs WC. The generous sitting room flows through to an open-plan dining room and extended kitchen, creating a sociable space for everyday family living and entertaining. A practical utility area and garage complement the ground-floor accommodation. Upstairs, the first-floor landing leads to three generously proportioned bedrooms, all served by a stylish family bathroom.



Thoughtfully presented throughout, the accommodation provides a welcoming setting for both everyday living and entertaining. The generously proportioned sitting room offers an inviting retreat, with plenty of space for comfortable seating and family furnishings, making it equally suited to relaxed evenings at home or spending time with friends.
A particular highlight is the stunning-extended open plan dining kitchen, creating a sociable heart to the home. With ample space for meal preparation and dining, this beautifully presented shaker style kitchen hosts a range of built in appliances and lends itself perfectly to busy family mornings, leisurely weekend breakfasts and entertaining. Its generous proportions allow family and guests to gather comfortably, bringing a lovely sense of connection to everyday life.
Upstairs, three generous bedrooms provide excellent flexibility for a range of buyers. Whether accommodating a growing family, welcoming overnight guests or incorporating a home working space, the rooms offer scope to suit individual needs. A stylish family bathroom complements the bedrooms and completes the well balanced accommodation.
The exterior is equally appealing. To the front, an attractive decorative stone resin driveway offers a practical double width layout, providing ample off road parking and access to the garage. This smart approach enhances the property's kerb appeal while adding valuable convenience for a family household.
To the rear, the enclosed garden provides a delightful outdoor retreat, enjoying a good degree of privacy and a sunny aspect. A neat lawn is complemented by an attractive stone patio, creating the perfect setting for outdoor dining, summer barbecues and entertaining. Offering space for children to play and adults to unwind, the garden is a lovely extension of the home's family appeal.
The location adds further desirability, placing Tickhill's shops, cafés, places to eat and everyday amenities within a short walk. The opportunity to enjoy the town's welcoming atmosphere and amenities so conveniently makes this an especially appealing setting for those seeking a balance of comfort, practicality and lifestyle.
A wonderful opportunity to acquire a beautifully presented and generously proportioned home, with stylish living space, an inviting private garden and excellent parking provision in one of the area's most desirable market towns.

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DATED - 16/11/2026

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

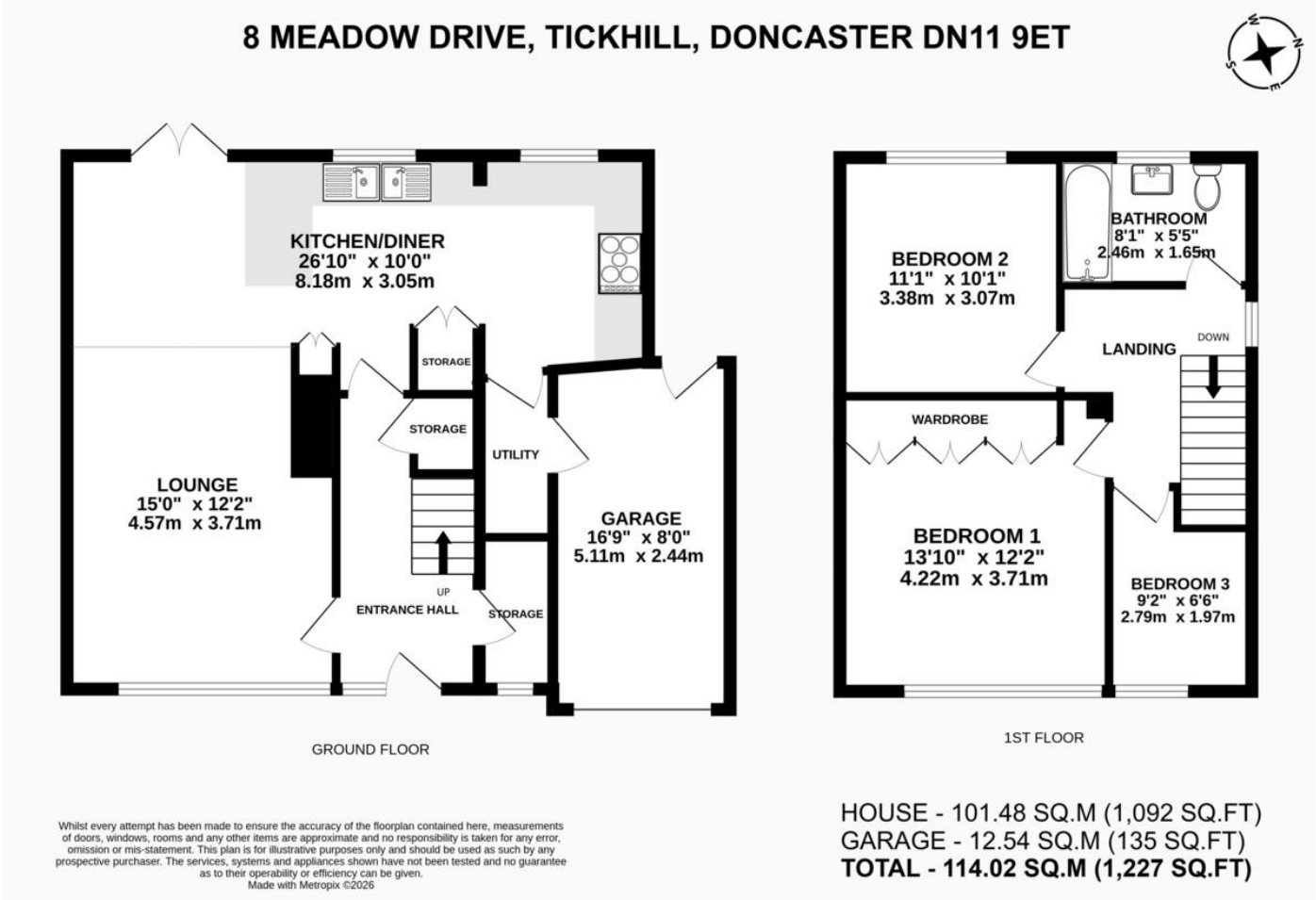
passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. 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.