



## 4 Moat House Way, Conisbrough , Doncaster, DN12 3GE

Situated in a highly sought-after area, this modern three-bedroom semi-detached property offers well-presented and spacious accommodation, ideal for families, professionals, or first-time buyers.

The property benefits from a generous driveway to the side, providing off-road parking for approximately three vehicles, along with a garage. Internally, the home features a modern fitted kitchen with a useful storage cupboard, a convenient downstairs W/C, and well-proportioned living accommodation.

Upstairs, the master bedroom enjoys the added benefit of an en-suite shower room, complemented by a contemporary family bathroom serving the remaining bedrooms.

Additional features include double-glazed windows throughout, gas central heating, and the advantage of no onward chain, allowing for a smooth and straightforward purchase.

A standout feature of the property is the attractive outlook, offering views towards Conisbrough Castle and the viaduct, adding a unique and desirable aspect to this home.

Early viewing is highly recommended to fully appreciate the location, accommodation, and views on offer.

**Offers in the region of £190,000**

# 4 Moat House Way, Conisbrough , Doncaster, DN12 3GE



- Modern three-bedroom semi-detached property
- Located in a highly sought-after residential area
- Spacious side driveway providing off-road parking for approximately three vehicles
- Garage offering additional parking or storage
- Contemporary fitted kitchen with useful storage cupboard
- Master bedroom featuring an en-suite shower room
- Family bathroom plus convenient downstairs W/C
- Double-glazed windows throughout and gas central heating
- No onward chain. COUNCIL TAX BAND B & EPC C77
- Attractive views towards Conisbrough Castle and the viaduct

## Hallway

2'11" x 6'4" (0.91 x 1.95)

## W/C

2'7" x 6'3" (0.79 x 1.92)

## Lounge

14'2" x 17'7" (4.33 x 5.37 )

## Kitchen/Diner

14'4" x 8'9" (4.37 x 2.69)

## Master bedroom

8'2" x 11'2" (2.50 x 3.42)

## En-suite

8'3" x 4'3" (2.53 x 1.30 )

## Bedroom 2

7'10" x 10'3" (2.39 x 3.13 )

## Bedroom 3

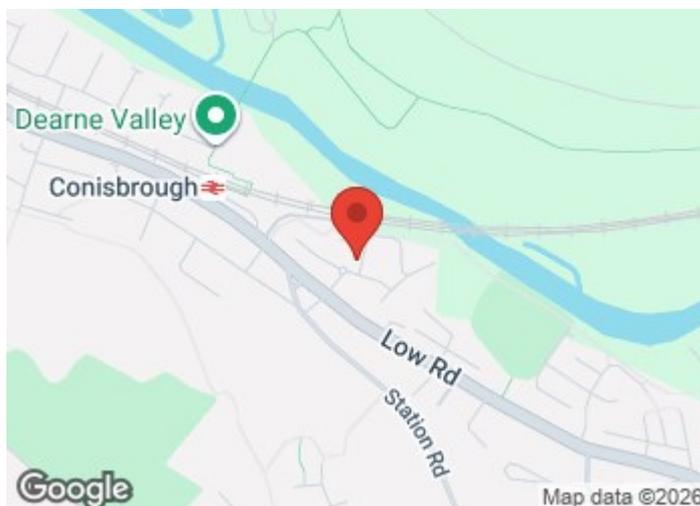
5'8" x 8'7" (1.75 x 2.63)

## Bathroom

6'1" x 5'3" (1.87 x 1.62)

## Garage

8'8" x 23'10" (2.66 x 7.28)



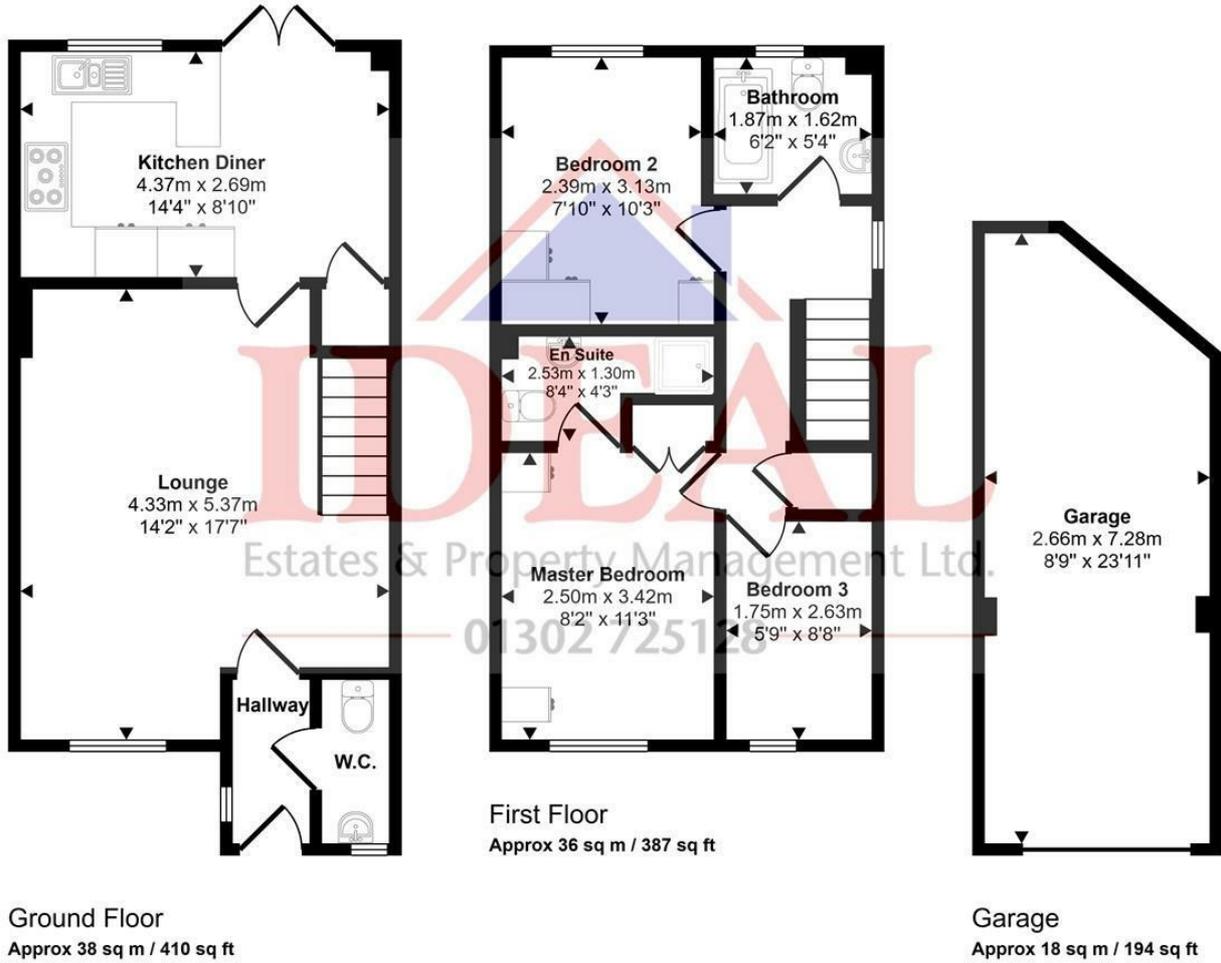
## Directions

Conisbrough is a town within the City of Doncaster, in South Yorkshire, England. It is roughly midway between Doncaster and Rotherham.



# Floor Plan

Approx Gross Internal Area  
92 sq m / 990 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

