

The Paddock, Adwick-Le-Street Doncaster

william h brown

welcome to

The Paddock,Adwick-Le-Street Doncaster

GUIDE PRICE £170,000-£180,000. An exquisite, high-specification three bedroom townhouse set in a prime Adwick-le-Street cul-de-sac with sleek modern interiors. Boasts idyllic open field and green space views, front lawn, additional allocated parking and a paved garden.













Entrance Porch
A composite entrance door opens into the property, with a useful built-in storage cupboard located to the side of the front porch.

Lounge
A spacious and beautifully appointed main reception room featuring stylish neutral decor, ceiling coving, feature brick fireplace, double glazed window to the front aspect providing pleasant views over the front lawn and open green space beyond, central heating radiator, TV point, an open spindle staircase rising to the first floor landing and useful understairs storage space.

Kitchen
A stunning, high specification open plan kitchen diner finished to an exemplary standard with shaker style wall and base units with under unit lighting, rich solid wood work surfaces, splashback tiling, ceramic sink with chrome mixer tap, integrated oven and gas hob, dishwasher, fridge-freezer and insert bin storage. There is a newly fitted concealed wall mounted boiler, space for washing machine, herringbone floor covering, inset spotlights, double glazed window to the rear aspect and door opening onto the private rear courtyard.

First Floor Landing
A spacious first floor landing featuring a loft hatch with access to three well-proportioned bedrooms and a family bathroom.

Bedroom One
A beautifully proportioned principal master bedroom featuring a range of custom floor to ceiling fitted shaker wardrobes, double glazed window to the rear aspect and a central heating radiator.

Bedroom Two
A stylish second bedroom benefiting from feature modern wall panelling, double glazed window to the front aspect and central heating radiator.

Bedroom Three
A bright third bedroom featuring a double glazed window to the front elevation taking advantage of the far-reaching open field views, central heating radiator, built-in wardrobe space and storage.

Bathroom
A fully tiled family bathroom suite comprising of a panelled bath with overhead shower attachment, pedestal wash hand basin, low level WC, decorative tiled border and central heating radiator.

Outside
To the front, the property features a versatile lawned garden, complemented by an additional dedicated resident side allocated parking space, all set against far reaching views across open green space. To the rear is a fully enclosed, private paved courtyard garden with high timber fencing and a wooden storage shed, offering a private setting for low-maintenance outdoor seating, dining and entertaining.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- GUIDE PRICE £170,000-£180,000
- STUNNING CONTEMPORARY THREE BEDROOM MID-TOWNHOUSE
- CONTEMPORARY FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- FRONT LAWN AND DRIVEWAY SPACE WITH ADDITIONAL RESIDENT SIDE ALLOCATED PARKING SPACE
- LOW-MAINTENANCE PAVED GARDEN WITH POWERED GARDEN SHED

Tenure: Freehold EPC Rating: C

Council Tax Band: A guide price

£170,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR125324 - 0003

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