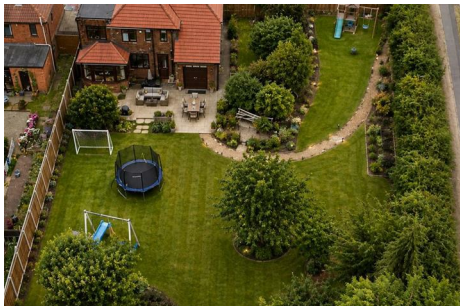




## 1 Tenter Balk Lane, Adwick-Le-Street , Doncaster, DN6 7EQ

£400,000 - £450,000 Guide Price!! Six-Bedroom Detached Family Home Occupying an Exceptional Plot – Endless Potential!

Ideal Estates & Property Management are delighted to present this substantial six-bedroom detached family home, occupying an impressive plot with extensive gardens, offering an exciting opportunity for buyers looking to create their dream home.

Rarely do properties with such generous outdoor space become available. Set on a remarkable plot, this home boasts enormous potential to modernise, reconfigure and extend (subject to the necessary planning permissions and building regulations), making it ideal for growing families, developers or those seeking a forever home with room to expand.

Internally, the property offers spacious and versatile accommodation comprising four reception rooms, providing ample space for formal living, dining, entertaining and home working. A convenient downstairs W/C complements the ground floor layout, while upstairs offers six well-proportioned bedrooms, ideal for larger families.

The true standout feature is the exceptional rear garden, extending far beyond what is typically found with modern homes. Whether you dream of landscaped gardens, outdoor entertaining areas, children's play space or further development (subject to planning), the possibilities are endless. Please note there is a restriction affecting the section of land shown in blue on the title plan where building is not permitted.

Externally, the property benefits from generous off-road parking and enjoys an enviable position on a substantial plot. Although requiring modernisation throughout, this property represents a fantastic opportunity to add significant value and create a truly spectacular family residence.

Please note: Some images have been virtually enhanced using AI to illustrate the property's potential. These images are for illustrative purposes only and are intended to provide an indication of how the property could look following refurbishment

**Guide price £400,000**

# 1 Tenter Balk Lane, Adwick-Le-Street , Doncaster, DN6 7EQ



- Six-bedroom detached family home
- Four spacious reception rooms
- Exceptional large plot with extensive corner plot garden
- Huge scope for modernisation and improvement
- Fantastic potential to extend (subject to planning permission and relevant checks)
- NEW ROOF, FASHIA AND SOFITS
- Generous off-road block paved parking
- Restriction on building affecting the blue section shown on the title plan
- Council Tax Band: C
- EPC Rating: To Follow

## Porch

6'3" x 3'5" (1.91 x 1.05)

## Hallway

5'1" x 17'0" (1.55 x 5.19)

## Lounge

11'5" x 26'4" (3.49 x 8.04)

## Reception Room

11'7" x 9'10" (3.55 x 3.02)

## Reception Room

11'10" x 18'8" (3.62 x 5.70)

## Dining Room

9'10" x 11'10" (3.01 x 3.62)

## Kitchen

8'11" x 11'1" (2.74 x 3.40)

## Hallway

2'8" x 6'0" (0.83 x 1.83)

## W/C

2'7" x 5'11" (0.81 x 1.81)

## Landing

6'2" x 14'11" (1.89 x 4.56)

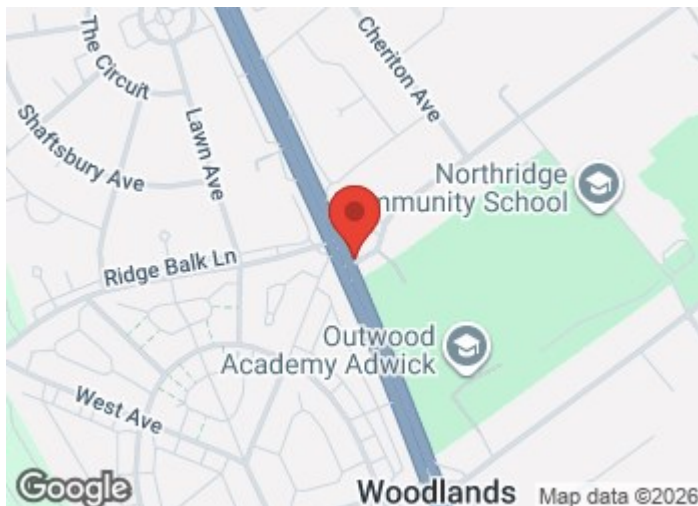
## Landing

14'10" x 2'6" (4.54 x 0.77)

## Master Bedroom

11'11" x 19'3" (3.65 x 5.87)

## Bedroom 2

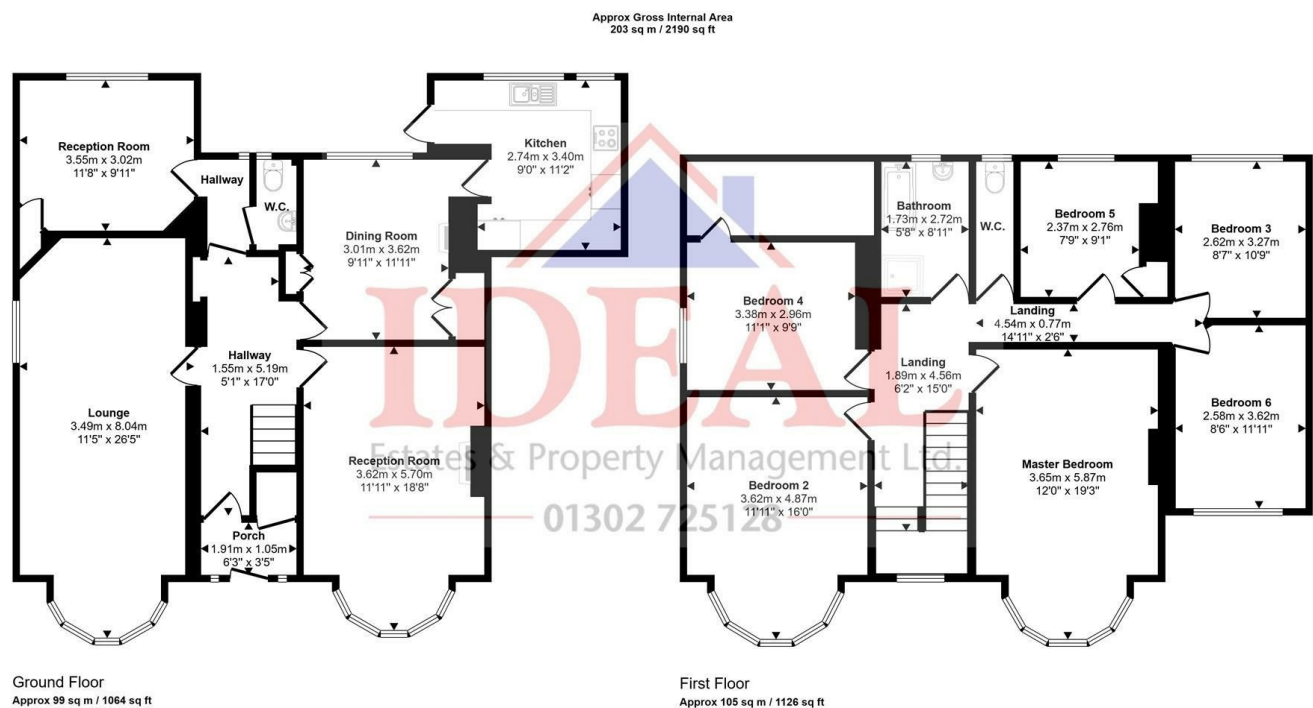


## Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

