



17 Merlin Close, Adwick-Le-Street , Doncaster, DN6 7UY

Nestled in the sought-after location of Merlin Close, Adwick-Le-Street, this beautifully presented detached house is an ideal family home. With three spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-appointed bedrooms provide comfortable living quarters, while the two modern bathrooms ensure convenience for the whole family.

Set within the prestigious David Wilson Estates, this home is tucked away on a quiet street, providing a peaceful retreat from the hustle and bustle of daily life. The private, manicured gardens are perfect for outdoor enjoyment, whether it be for children to play or for hosting summer gatherings.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. For added peace of mind, CCTV is installed, enhancing the security of your new home.

Conveniently located, this residence offers easy access to the motorway, making commuting a breeze. Additionally, Adwick Train Station is within walking distance, providing excellent transport links for those who travel regularly.

This property is truly a gem, and viewing is highly recommended to appreciate all it has to offer. Don't miss the opportunity to make this wonderful house your new home.

£285,000

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- Viewing is essential on this immaculately presented family home
- Bay front living room, through to dining room & conservatory
- Well decorated throughout
- Council Tax band D & EPC C
- Ideally located in the desirable David Wilson Estates in Adwick
- Modern fitted kitchen & Utility room
- A turn key and move straight in home
- 3 bedrooms, en-suite master bedroom, a family bathroom & Downstairs W/C
- A beautifully set, sun trap garden, with feature seating area.
- Integrated garage. CCTV system

Front entrance hallway

Lounge

11'1" x 14'6" (3.4 x 4.44)

Dining Room

8'7" x 9'7" (2.64 x 2.93)

Kitchen

9'1" x 9'7" (2.77 x 2.93)

Conservatory

7'10" x 8'11" (2.4 x 2.73)

Utility Room

4'7" x 6'7" (1.41 x 2.03)

Downstairs W/C

Bedroom One

10'9" x 11'4" (3.29 x 3.46)

En-suite

5'6" x 6'11" (1.69 x 2.13)

Bedroom Two

10'6" x 9'1" (3.22 x 2.77)

Bedroom Three

10'2" x 8'11" (3.11 x 2.72)

Family Bathroom

6'3" x 6'11" (1.93 x 2.12)

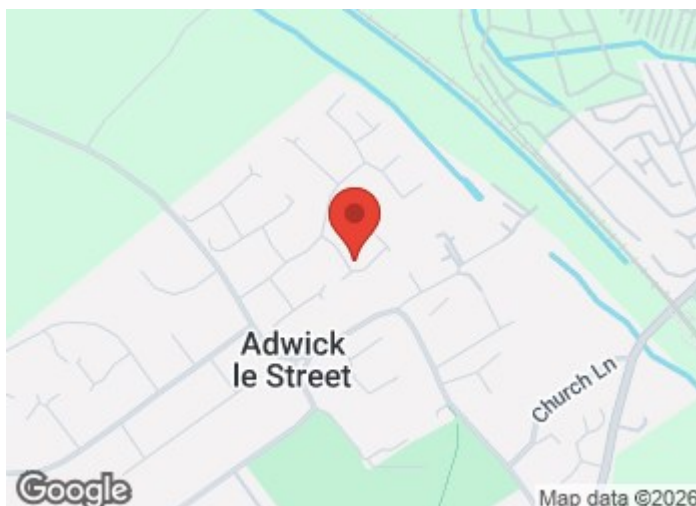
Garage

8'2" x 16'1" (2.51 x 4.91)

Ample parking

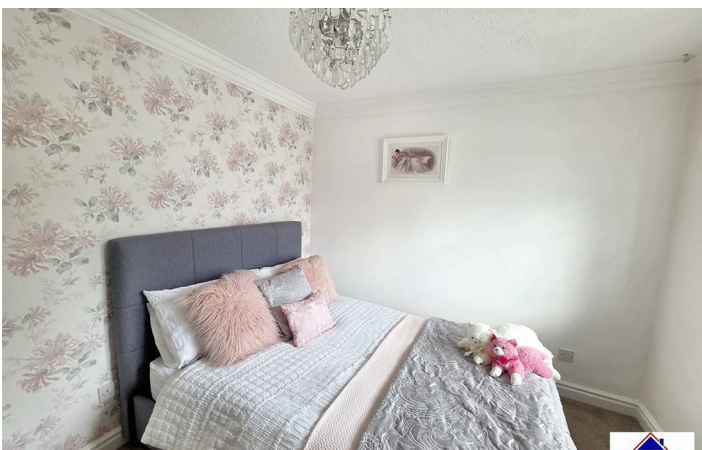
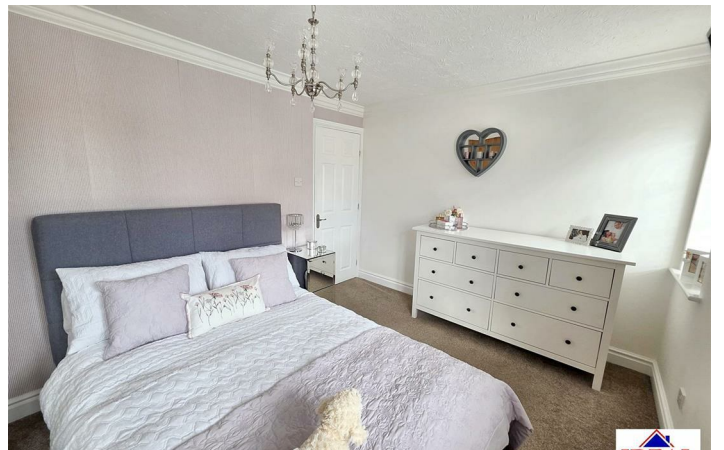
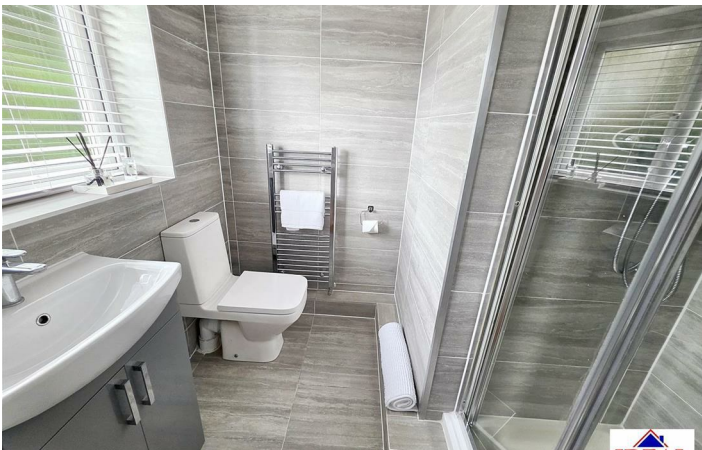
Maintained Front & Rear Gardens

Property link:



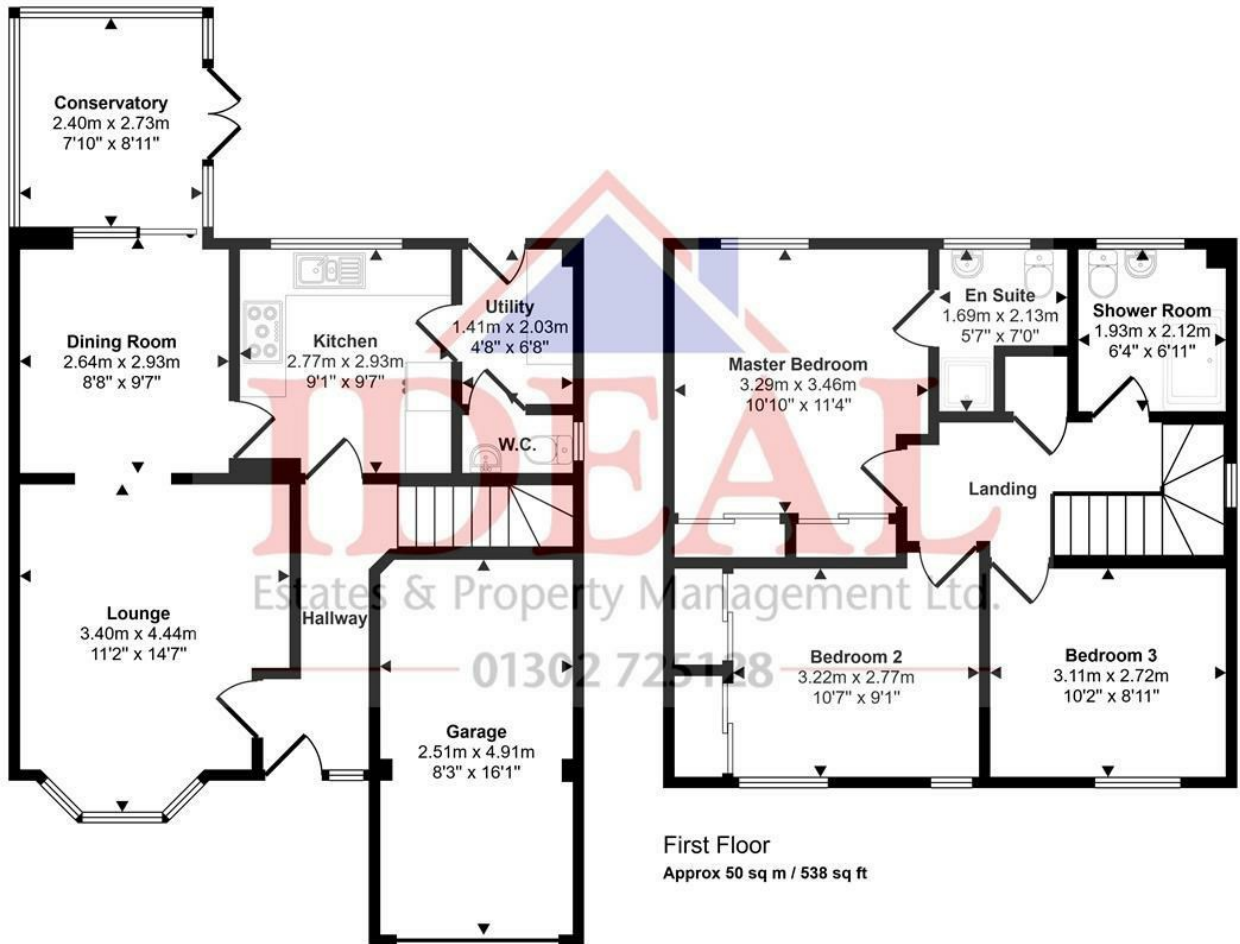
Directions

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

Approx Gross Internal Area
113 sq m / 1218 sq ft



First Floor
Approx 50 sq m / 538 sq ft

Ground Floor
Approx 63 sq m / 680 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.

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