



## 25 Kingfisher Road, Adwick-Le-Street , Doncaster, DN6 7UT

Situated in the highly desirable area of Adwick-le-Street, this impressive four-bedroom detached property offers spacious, modern living throughout and is perfectly suited for growing families or professionals seeking both comfort and convenience.

The ground floor welcomes you with a bright and inviting open entrance hall, creating an immediate sense of space. From here, you'll find a convenient downstairs W/C to your left and the main lounge to your right, providing a warm and relaxing setting for everyday living. The property further benefits from three well-proportioned reception rooms, offering exceptional flexibility – currently arranged as a formal dining room and a dedicated home office, ideal for modern working from home lifestyles.

At the heart of the home is the stylish kitchen, complemented by a practical utility area just off the kitchen, providing additional storage and laundry space.

Upstairs, the property boasts four generously sized double bedrooms. The impressive master bedroom benefits from its own private en-suite, while the remaining bedrooms are served by a contemporary family bathroom complete with a walk-in shower. A spacious landing area enhances the sense of openness on the first floor.

Externally, the home continues to impress with off-road parking, an integral garage, and an electric vehicle charging port located at the front of the property. The property is also ideally positioned for commuters, offering excellent access to the A1 and M18 motorway links.

Located within a sought-after residential area, this beautifully presented home combines modern décor, generous living space, and excellent connectivity.

Council Tax Band: E  
EPC Rating: B

Early viewing is highly recommended to fully appreciate the space and quality this fantastic family home has to offer.

**Offers in the region of £379,950**

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- Stunning four-bedroom detached family home
- Three versatile reception rooms
- Modern family bathroom with walk-in shower
- EPC rating: B & Council tax band: E
- Four generous double bedrooms
- Electric vehicle charging port located at the front of the property
- Excellent commuter location with easy access to the A1 and M18 motorway links
- Master bedroom with modern en-suite
- Off-road parking and integral garage
- Solar panels - 25 year lease from 2015 (14 years remaining)

## Lounge

11'8" x 17'4" (3.58 x 5.30 )

## Dining Room

10'4" x 10'0" (3.17 x 3.05 )

## Study

7'9" x 10'10" (2.38 x 3.32 )

## Kitchen

13'7" x 10'7" (4.16 x 3.25 )

## Utility Bill

8'10" x 5'1" (2.70 x 1.57 )

## W/C

4'9" x 2'10" (1.47 x 0.88 )

## Garage

14'10" x 16'10" (4.53 x 5.14 )

## Master Bedroom

14'8" x 17'2" ( 4.48 x 5.25 )

## En-suite to Master

5'8" x 5'4" (1.74 x 1.65 )

## Bedroom 2

11'7" x 13'1",242'9" (3.55 x 4,74)

## Bedroom 3

11'8" x 10'0" (3.57 x 3.07)

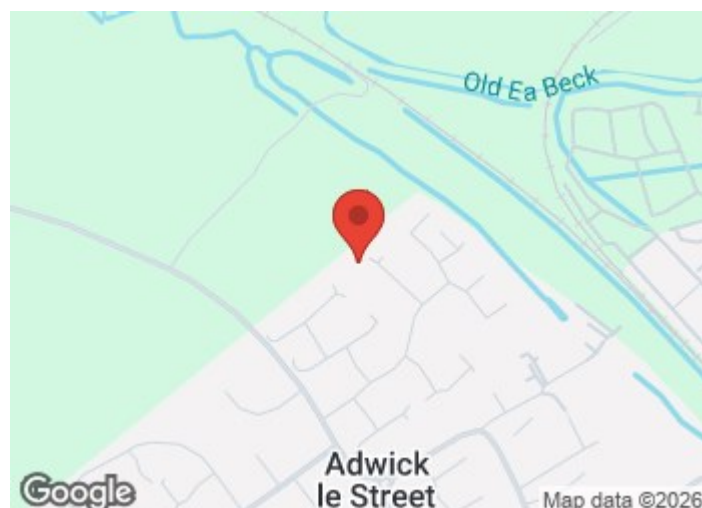
## Bedroom 4

9'1" x 12'4" (2.79 x 3.76 )

## Bathroom

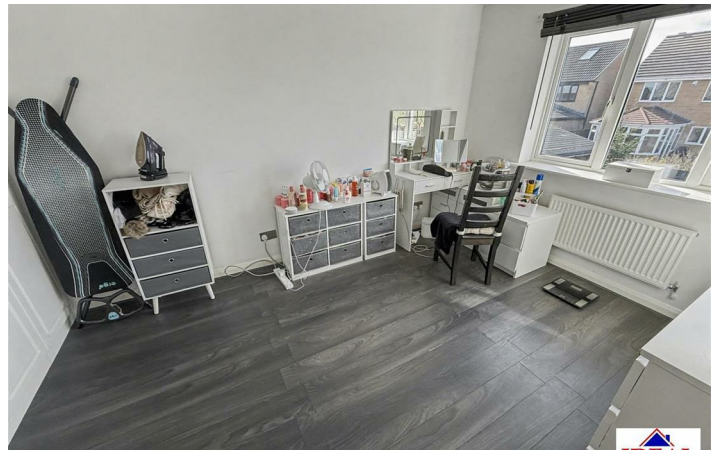
8'11" x 6'0" (2.74 x 1.84)

## Important Information



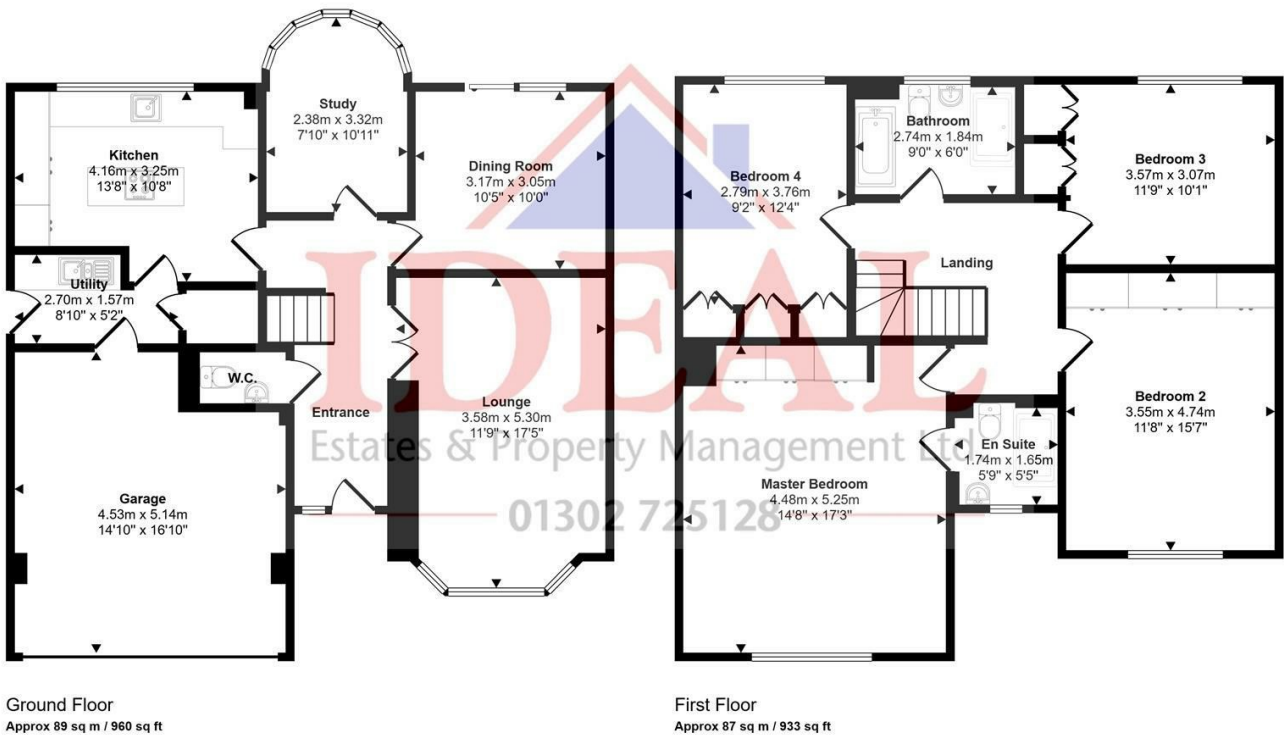
## Directions

The town derives its name from the great north British Roman routeway, Ermine Street. This road, also known as the Roman Ridge, follows the A638 (former A1) northwards through the centre of Doncaster (5 Miles) until the junction of the A635 and A638. It follows to the west of the A638, and passes along the western perimeter of Woodlands, dividing the estate from the Red House industrial park. It rejoins the Great North Road (the A1 at this point) at the Red House interchange.



# Floor Plan

Approx Gross Internal Area  
176 sq m / 1892 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.

