



11 Colliery Road, Woodlands , Doncaster, DN6 7FJ

GUIDE PRICE £200,000.00 TO £210,000.00

Nestled on Colliery Road in the charming area of Woodlands, Doncaster, this nearly new semi-detached house offers a perfect blend of modern living and comfort. With three spacious bedrooms and two well-appointed bathrooms and down stairs W/C, this property is ideal for families or professionals seeking a stylish home.

As you enter, you are welcomed into a well-presented lounge that features elegant French doors, seamlessly connecting the indoor space to the enclosed paved and lawned rear garden. This outdoor area provides a delightful setting for relaxation or entertaining guests, making it a true extension of your living space.

The heart of the home is undoubtedly the modern fitted kitchen diner, which is designed for both functionality and style. It offers ample space for dining and cooking, making it perfect for family meals or gatherings with friends.

The luxury master bedroom is a standout feature, complete with an en-suite shower, providing a private sanctuary for relaxation. The additional bedrooms are generously sized, ensuring comfort for all family members or guests.

This property is not only a beautiful home but also an ideal choice for commuters, with excellent transport links to nearby areas. The Woodlands community offers a friendly atmosphere, making it a wonderful place to settle down.

Viewing is essential to fully appreciate the quality and charm of this three-storey townhouse. Don't miss the opportunity to make this lovely property your new home.

Guide price £200,000

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- GUIDE PRICE £200,000.00 TO £210,000.00 A deceptively spacious town house
- Well presented lounge with French doors to rear garden
- Paved patio and lawned area, Secure and enclosed rear garden
- Council tax band B and EPC B
- Luxury master bedroom and en-suite
- Family bathroom, down stairs W/C & en-suite shower room
- Easy motorway access, Ideal for commuters
- Modern fitted kitchen / diner
- A spacious landing with access to two double bedrooms, bathroom and stairs to second floor
- Viewing is essential on this turn key property.

Front entrance

3'2" x 6'8" (0.98 x 2.04)

Kitchen / Diner

11'7" x 13'5" (3.55 x 4.1)

Lounge

14'7" x 11'6" (4.46 x 3.53)

Downstairs W/C

4'7" x 3'1" (1.40 x 0.95)

Master bedroom

14'7" x 18'11" (4.47 x 5.79)

Bedroom Two

14'7" x 8'7" (4.46 x 2.63)

Bedroom Three

8'0" x 9'3" (2.45 x 2.84)

Family bathroom

7'11" x 6'7" (2.42 x 2.02)

Landing

2'11" x 12'5" (0.89 x 3.80)

En-suite to Master Bedroom

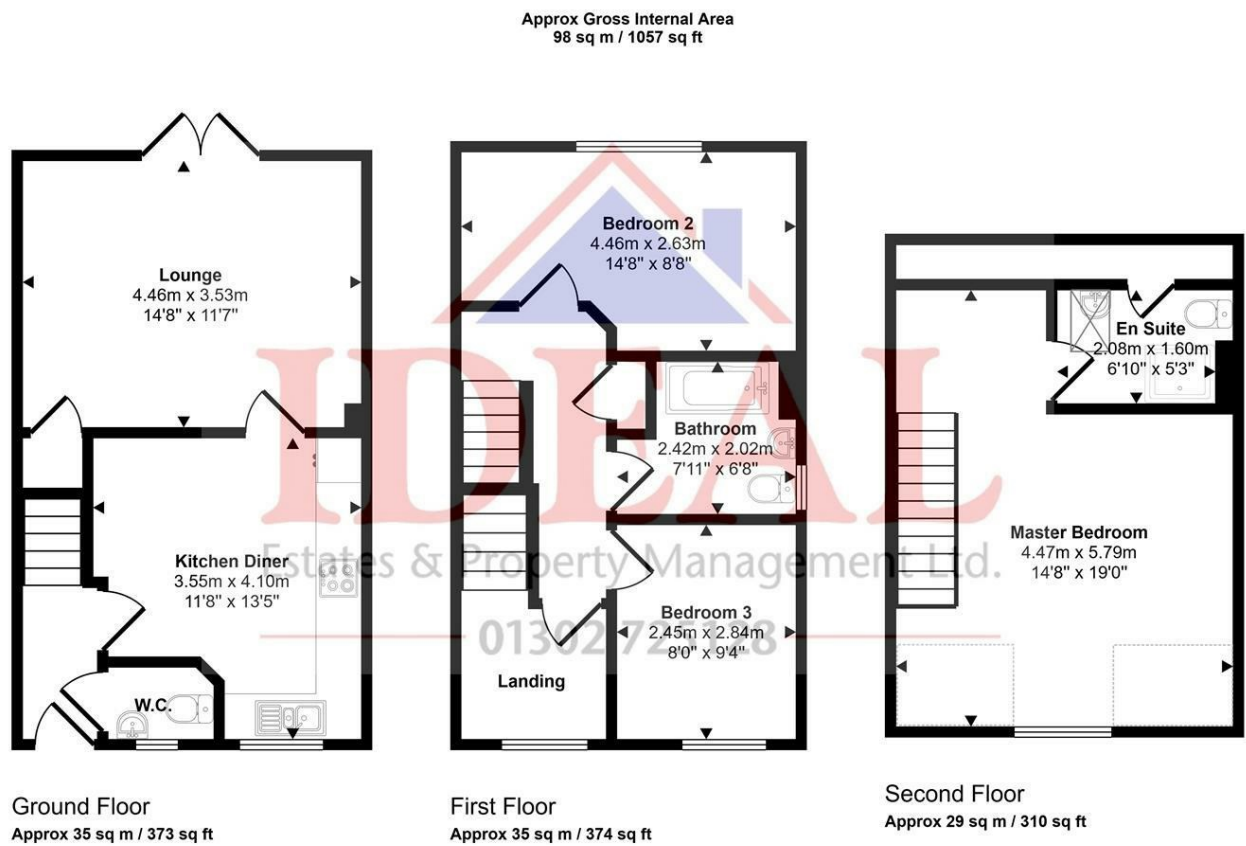
6'9" x 5'2" (2.08 x 1.6)



[Directions](#)



Floor Plan



Denotes head height below 1.5m

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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