



**Croft Road, Doncaster, DN4**

**£190,000**



**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

**GUIDE PRICE £190,000 - £200,000**

Situated on Croft Road, this well-presented family home offers a practical layout suited to modern living, with a good balance of living, dining and outdoor space.

The bay-fronted living room is bright and comfortable, providing a straightforward space to relax, with a feature fireplace adding a focal point. To the rear, sliding doors lead into a conservatory-style extension, giving additional flexible space that can be used for dining, a playroom or a second sitting area, with direct access to the garden.

The kitchen is finished in a modern style with streamlined units, integrated appliances and ample worktop space, making it functional for day-to-day use as well as hosting.

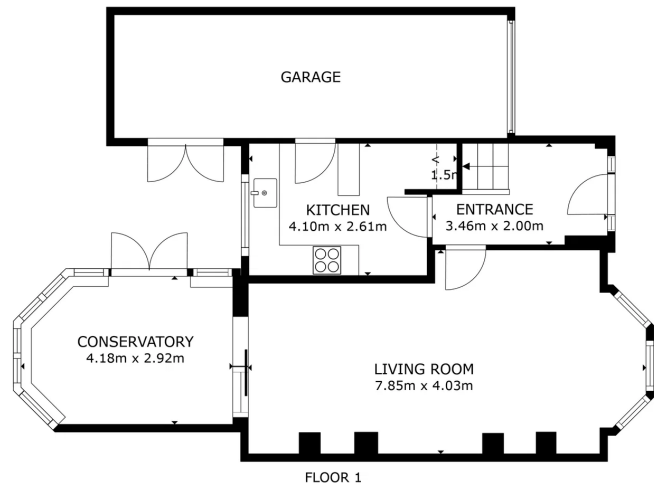
Upstairs, the bedrooms are well arranged, with the main bedroom offering a calm and neutral setting. The remaining bedrooms are well proportioned and flexible, suitable for a range of needs including family living, working from home or additional guest space.

The bathroom is fitted with contemporary tiling, a bath with shower over, and useful vanity storage.

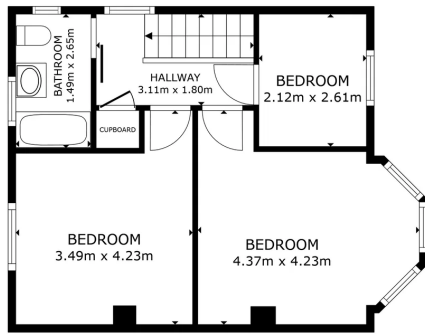
Outside, the rear garden is enclosed and mainly laid to lawn, with a decked seating area and space for outdoor furniture or play equipment, making it well suited to family use. Overall, the property offers a comfortable and adaptable home in a convenient residential setting.







GROSS INTERNAL AREA  
 FLOOR: 1 37.3 m<sup>2</sup> FLOOR 2 44.7 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE 18.9 m<sup>2</sup> REDUCED HEADROOM 0.4 m<sup>2</sup>  
 TOTAL: 101.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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