IDEAL
Estates & Property Management Ltd.
01302 725128









59 Edward Road, Carcroft

, Doncaster, DN6 8BP

£190,000 - £200,000 guide price!! This semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you will find a hallway leading to a cosy reception rooms that provide space for relaxation. The heart of the home is undoubtedly the modern open-plan kitchen, dining, and living area, which creates a warm and welcoming atmosphere for family gatherings and social occasions. The design family bathroom is both stylish and functional, catering to the daily routines of a busy household.

The property is further enhanced by a large rear garden, perfect for children to play in or for hosting summer barbecues. A delightful summer house adds an extra touch of charm, offering a peaceful retreat for reading or enjoying a cup of tea in the sun.

With gas central heating and double glazing throughout, comfort and energy efficiency are assured. Ample parking is available, making it convenient for families with multiple vehicles.

Located close to local amenities, schools, and public transport links, this home also offers easy access to the motorway, making it ideal for commuters. Viewing is highly recommended to fully appreciate the potential of this wonderful family home.

Guide price £190,000

59 Edward Road, Carcroft

, Doncaster, DN6 8BP

4 1 2 C

- 4 spacious bedrooms. Great family home
- Large rear garden with summer house
- Modern open-plan kitchen with living area & French doors
- Additional reception room
- Design family bathroom
- Gas central heating & Double glazed windows
- Council tax band A & EPC rating: C
- Ample parking space
- Close to schools & an array of local amenitiesw
- Easy motorway access

Hallway

4'11" x 7'6" (1.51 x 2.30)

Lounge

13'1" x 10'3" (3.99 x 3.13)

Kitchen/Diner

21'1" x 14'6" (6.44 x 4.43)

Storage Room

10'6" x 5'6" (3.22 x 1.68)

Master Bedroom

10'9" x 12'2" (3.30 x 3.73)

Bedroom 2

11'10" x 8'5" (3.63 x 2.58)

Bedroom 3

8'8" x 12'9" (2.66 x 3.89)

Bedroom 4

7'1" x 8'1" (2.16 x 2.47)

Bathroom

9'2" x 4'4" (2.80 x 1.33)

Landing

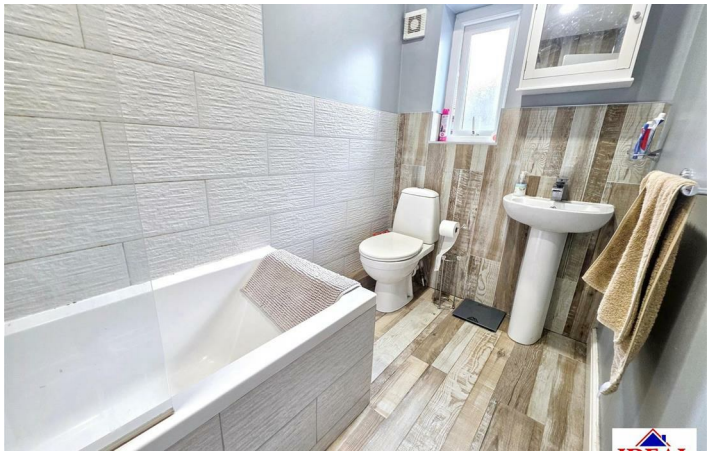
9'3" x 2'9" (2.83 x 0.84)



Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.











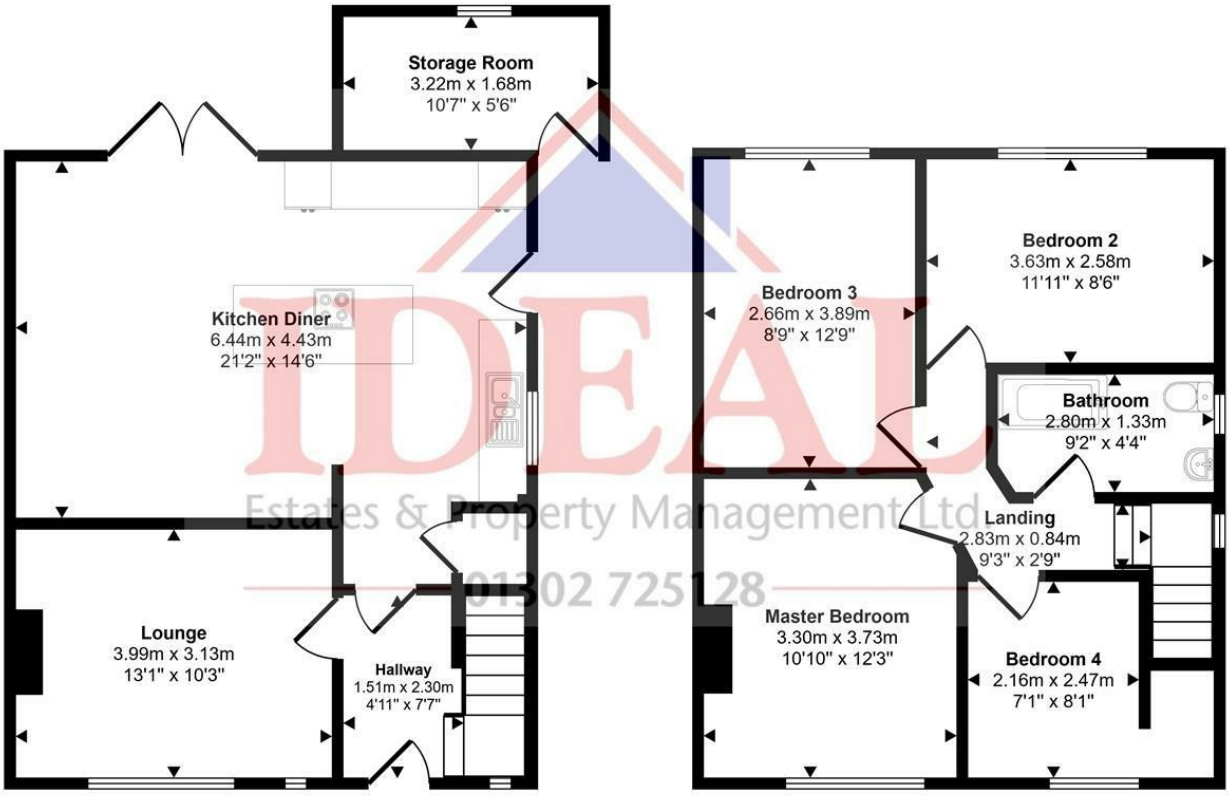






Floor Plan

Approx Gross Internal Area
106 sq m / 1138 sq ft

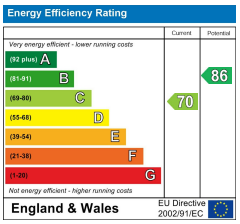


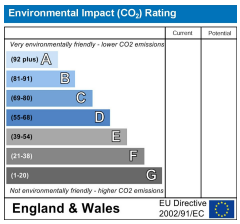
Ground Floor
Approx 56 sq m / 598 sq ft

First Floor
Approx 50 sq m / 540 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





288 Great North Road, Woodlands, Doncaster, South Yorkshire, DN6 7HN
Tel: 01302725128 **Email:** helen@ideal-estates.co.uk www.ideal-estates.co.uk