



5 Shelley Rise Adwick Le Street, Doncaster, DN6 7BS

Viewing is essential to truly appreciate the level of accommodation on offer with this beautifully presented three-bedroom semi-detached family home. Offering a true turn-key opportunity, the property has been thoughtfully improved throughout and benefits from a rear extension, creating the perfect modern living space for today's family lifestyle.

The heart of the home is the stunning open-plan entertaining kitchen/diner, fitted with a wide range of stylish shaker wall and base units, providing both practicality and contemporary appeal. The property further benefits from two spacious reception rooms, ideal for family living, entertaining, or working from home.

A spacious, light and airy entrance welcomes you into the property, setting the tone for the well-maintained accommodation throughout. Externally, the home enjoys a concrete pattern print driveway providing ample off-road parking, alongside a detached garage.

This beautiful family home offers generous accommodation both inside and out and is sure to appeal to a wide range of buyers.

Council Tax Band: A
EPC: To Follow

Offers over £210,000

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- VIEWING IS ESSENTIAL TO APPRECIATE THE LEVEL OF ACCOMMODATION ON OFFER
- A DESIGN KITCHEN WITH A WIDE RANGE OF SHAKER WALL AND BASE UNITS
- SPACIOUS LIGHT AND AIRY FRONT ENTRANCE
- COUNCIL TAX BAND A | EPC RATING: C
- A TURN KEY PROPERTY
- OPEN PLAN ENTERTAINING KITCHEN DINER
- CONCRETE PATTERN PRINT DRIVEWAY
- REAR EXTENSION
- TWO RECEPTION ROOMS
- DETACHED GARAGE

Hallway

3'1" x 9'8" (0.94 x 2.96)

W/C

4'8" x 3'8" (1.44 x 1.12)

Lounge

11'3" x 21'3" (3.43 x 6.49)

Kitchen

6'0" x 18'2" (1.83 x 5.55)

Reception Room

10'9" x 10'7" (3.28 x 3.24)

Master Bedroom

9'10" x 12'2" (3.02 x 3.71)

Bedroom 2

9'7" x 8'1" (2.94 x 2.47)

Bedroom 3

8'0" x 9'4" (2.44 x 2.85)

Bathroom

5'9" x 5'3" (1.77 x 1.61)

Garage

8'11" x 23'6" (2.74 x 7.17)

Important Information



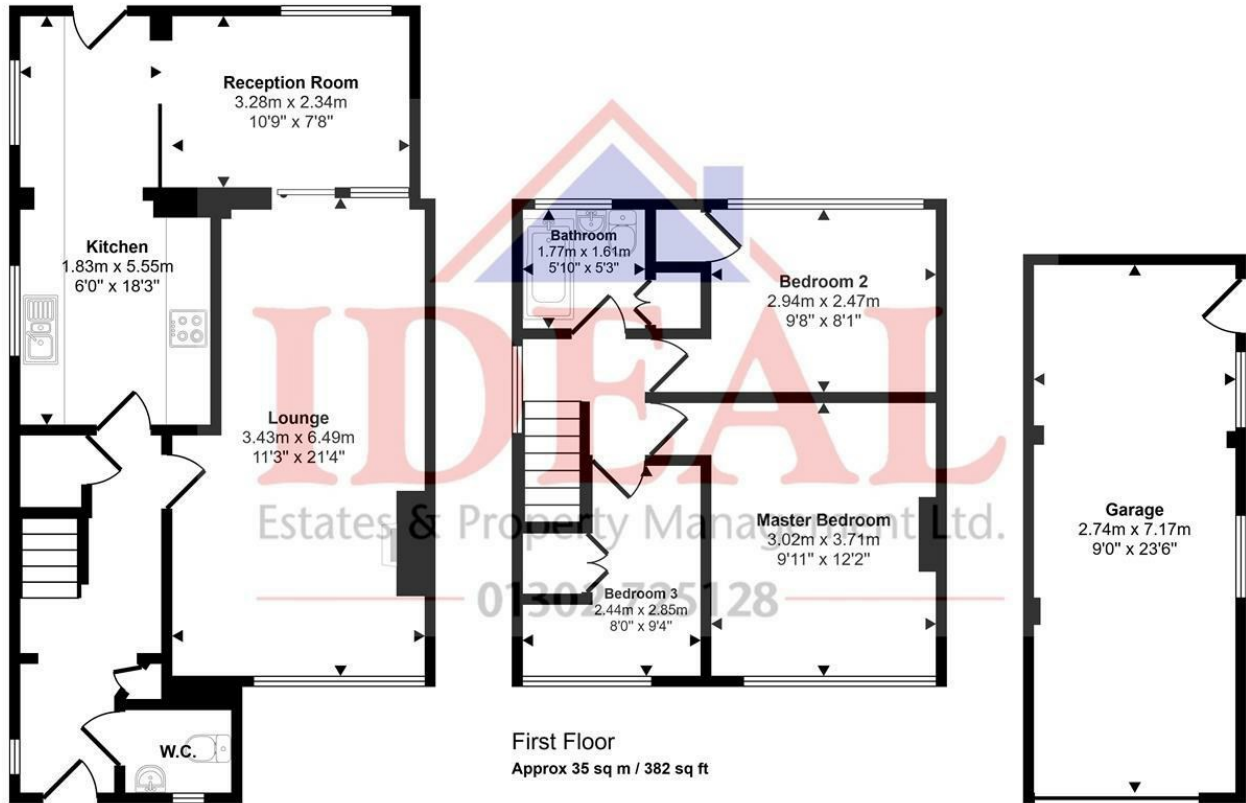
Directions

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
108 sq m / 1166 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft

First Floor
Approx 35 sq m / 382 sq ft

Garage
Approx 20 sq m / 211 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	82		

Energy Efficiency Rating Legend:

- A: 92 plus
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
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EU Directive 2002/91/EC