



38 Beaumont Avenue, Woodlands , Doncaster, DN6 7TN

This well-presented three-bedroom semi-detached home on a large corner plot, offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or those looking to downsize.

The property is entered via a welcoming entrance hall leading to a generous lounge with feature fireplace and a separate dining room, perfect for entertaining or family meals. The heart of the home is the open-plan fitted kitchen, complete with a range of contemporary units, integrated appliances and breakfast bar, providing an excellent space for everyday living.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a good-sized single, all served by a modern shower room fitted with a large walk-in shower, wash basin and WC.

Externally, the property enjoys a well-maintained front garden, a private enclosed rear garden laid mainly to lawn, and a detached garage with a driveway providing ample off-road parking.

Situated in a popular residential location, the property is conveniently placed for local amenities, schools, transport links and nearby green spaces, making it an excellent family home.

Early viewing is highly recommended to appreciate the space and presentation this home has to offer.

Offers in the region of £179,950

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- Three-bedroom semi-detached home
- Contemporary shower room
- Gas central heating and double glazing
- EPC Rating: To Follow
- Spacious lounge and separate dining room
- Driveway providing off-road parking
- Popular residential location
- Open-plan fitted kitchen with breakfast bar
- Well-maintained front and rear gardens
- Council Tax Band A

Hallway

3'9" x 5'6" (1.15 x 1.70)

Lounge

12'10" x 13'10" (3.93 x 4.23)

Dining Room

10'5" x 8'2" (3.20 x 2.49)

Kitchen/Diner

13'11" x 10'11" (4.25 x 3.34)

Storage Room

4'8" x 3'0" (1.43 x 0.93)

Hallway

17'11" x 3'5" (5.47 x 1.05)

Storage Room

8'11" x 5'6" (2.72 x 1.70)

Master Bedroom

12'10" x 10'4" (3.92 x 3.17)

Bedroom 2

10'4" x 10'5" (3.17 x 3.19)

Bedroom 3

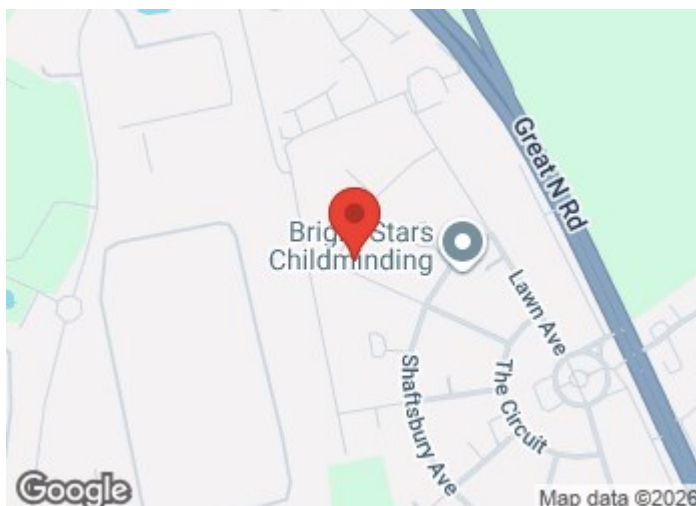
7'2" x 9'1" (2.20 x 2.78)

Shower Room

8'10" x 6'4" (2.70 x 1.94)

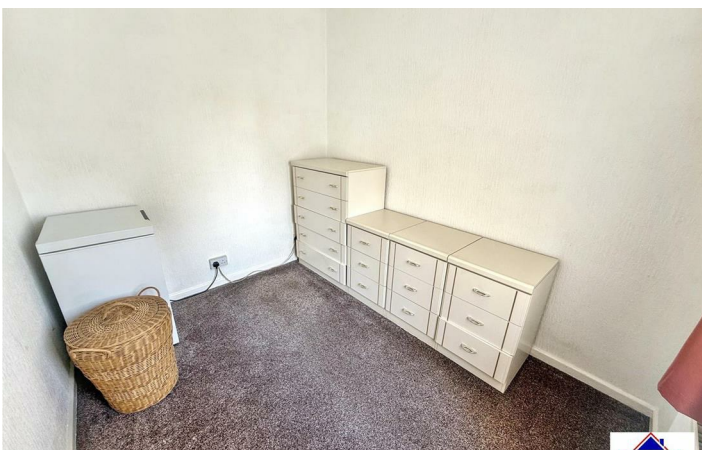
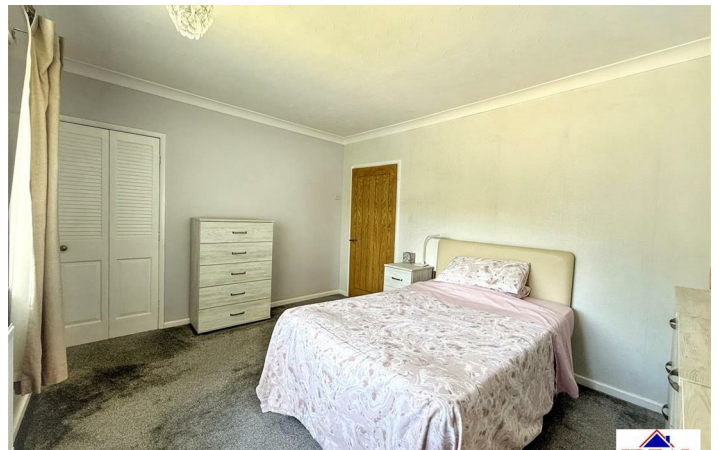
Landing

10'2" x 6'5" (3.12 x 1.96)



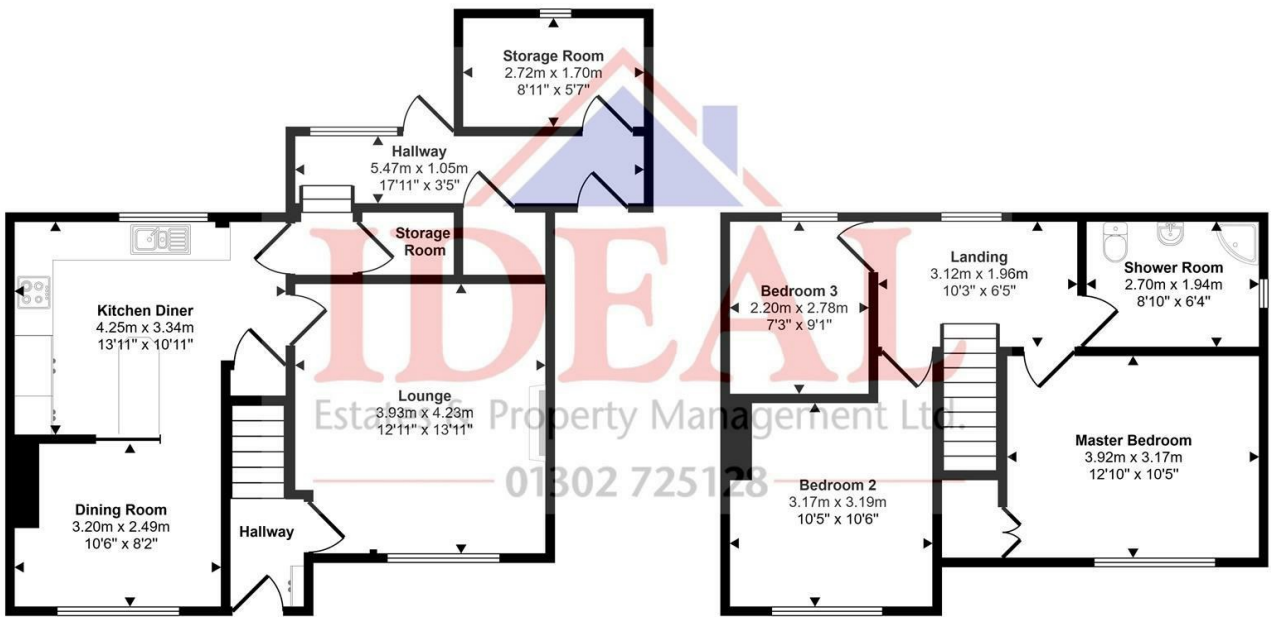
Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster.



Floor Plan

Approx Gross Internal Area
105 sq m / 1128 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft

First Floor
Approx 46 sq m / 500 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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