



99 New Street, Carcroft , Doncaster, DN6 8EJ

£145,000 - £150,000 Guide Price. Three-bedroom mid-terraced property with generous outdoor space, excellent off-road parking and well-presented accommodation throughout.

This appealing home offers a good balance of comfortable living space and practical features, making it an excellent option for families, first-time buyers or those looking for a property with plenty of outdoor space.

The ground floor opens into a spacious lounge, featuring a characterful fireplace and a large window allowing plenty of natural light into the room. The lounge leads through to a modern fitted kitchen, finished with a range of wall and base units, contrasting work surfaces and tiled flooring. The kitchen also incorporates a dedicated dining area, providing plenty of room for a family dining table.

A particularly useful addition is the downstairs WC, ideal for everyday convenience and when entertaining guests.

To the first floor are three double bedrooms, providing comfortable and versatile accommodation. The principal bedroom benefits from a good amount of space for bedroom furniture, while the additional bedrooms could be utilised as children's rooms, guest accommodation or a home office if required.

The property also benefits from a family bathroom, comprising a bath, WC and wash hand basin.

Outside, the front of the property provides a large patterned concrete driveway, offering excellent off-road parking and making this a particularly practical feature for a property of this type.

The large enclosed rear garden is another major selling point, offering a combination of lawn and paved areas together with a raised decking area. The decking provides an ideal spot for outdoor seating and entertaining, while the garden also benefits from established trees, planted borders and a timber storage shed.

Guide price £145,000

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- Mid-terraced property
- Spacious lounge with feature fireplace and plenty of natural light
- Useful downstairs WC
- Council Tax Band A | EPC Rating C | Close to local amenities
- Three spacious double bedrooms
- Modern fitted kitchen with a good range of storage and worktop space
- Family bathroom with bath, WC and wash hand basin
- Patterned concrete driveway providing excellent off-road parking
- Separate dining area ideal for family meals and entertaining
- Large enclosed rear garden with lawn, paved area and raised decking

Entrance

10'8" x 1'1" (3.27 x 0.34)

W/C

2'5" x 7'0" (0.76 x 2.14)

Lounge

11'2" x 16'2" (3.41 x 4.93)

Kitchen/Diner

13'6" x 9'0" (4.13 x 2.75)

Landing

2'10" x 11'4" (0.88 x 3.46)

Master Bedroom

12'7" x 9'10" (3.85 x 3.00)

Bedroom 2

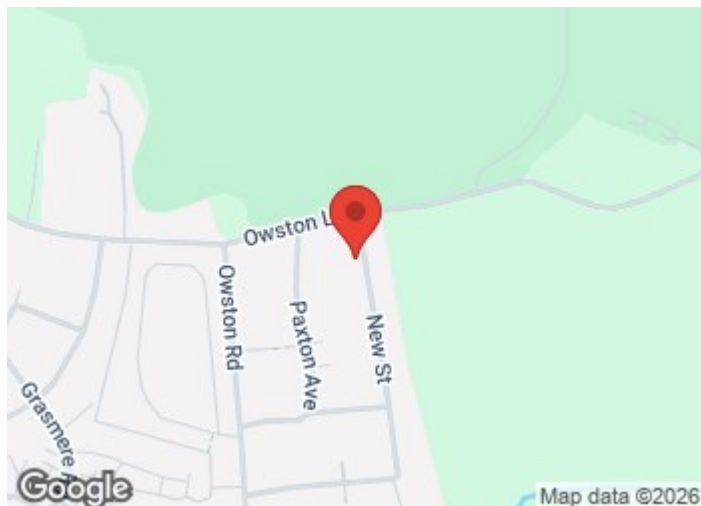
11'1" x 8'0" (3.38 x 2.44)

Bedroom 3

8'10" x 7'8" (2.70 x 2.36)

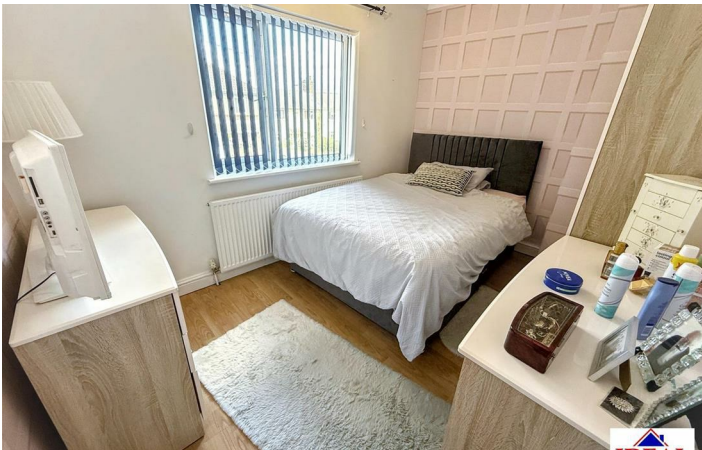
Bathroom

9'0" x 5'9" (2.76 x 1.77)

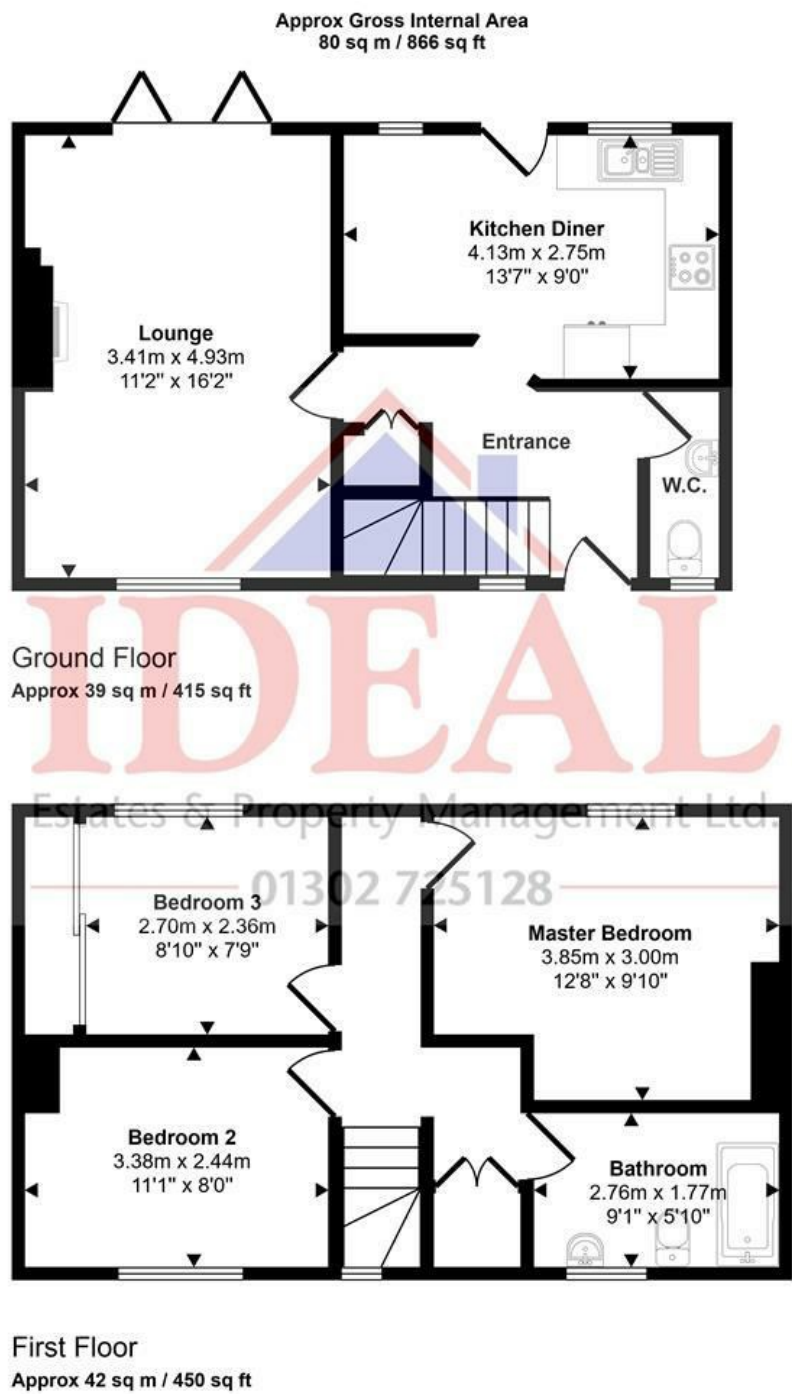


Directions

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



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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