



85 Tenter Balk Lane, Adwick-Le-Street , Doncaster, DN6 7EE

Ideal Estates & Property Management are delighted to present this beautiful two-bedroom detached property, offering spacious and versatile accommodation with a wonderfully warm and homely feel throughout.

The property boasts three reception rooms, including a lovely conservatory overlooking the exceptional rear garden. The well-presented accommodation also includes a fitted kitchen, two good-sized bedrooms and a family bathroom.

A particular highlight of this wonderful home is the beautifully landscaped rear garden. Offering an impressive amount of space, the garden features a generous lawn, established borders, mature trees, shrubs and an abundance of attractive planting. There are several paved seating and patio areas, creating fantastic spaces for outdoor dining, entertaining or simply relaxing. Winding pathways lead through the garden, giving it a private, established and characterful feel. The garden is exceptionally well maintained and provides a fantastic outdoor space for keen gardeners and those who enjoy entertaining.

The property also benefits from a detached garage, providing useful additional storage.

Situated close to local amenities and playing fields directly opposite, the property is ideally located for everyday convenience. Excellent transport links provide easy access to the A1 and M18 motorway networks, making this an excellent choice for commuters.

Council Tax Band: C
EPC Rating: E

Viewing is highly recommended to appreciate the accommodation, beautiful gardens and fantastic location this property has to offer.

Offers in the region of £290,000

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- Beautiful two-bedroom detached property offering spacious and versatile accommodation.
- Modern fitted kitchen with ample storage, worktop space and integrated cooking facilities.
- Multiple patio and seating areas provide the perfect spaces for outdoor dining, entertaining and relaxing, alongside a generous central lawn.
- Three reception rooms, including a bright and spacious conservatory overlooking the garden.
- Two well-proportioned bedrooms, with the main bedroom benefiting from excellent fitted storage.
- Detached garage providing excellent additional storage and practical space.
- Wonderful homely feel throughout, with attractive décor and well-presented living spaces.
- Exceptional landscaped rear garden, offering a fantastic amount of space with mature trees, shrubs, established borders and beautifully maintained planting.
- Playing fields directly opposite, together with a convenient location close to local amenities, shops and everyday facilities.

Porch

5'8" x 2'4" (1.73 x 0.73)

Hallway

6'0" x 10'11" (1.85 x 3.33)

Lounge

14'9" x 11'9" (4.52 x 3.60)

Kitchen

9'9" x 12'5" (2.99 x 3.80)

Lounge

14'9" x 11'11" (4.52 x 3.64)

Conservatory

20'6" x 7'3" (6.26 x 2.22)

Landing

4'7" x 11'10" (1.41 x 3.62)

Master Bedroom

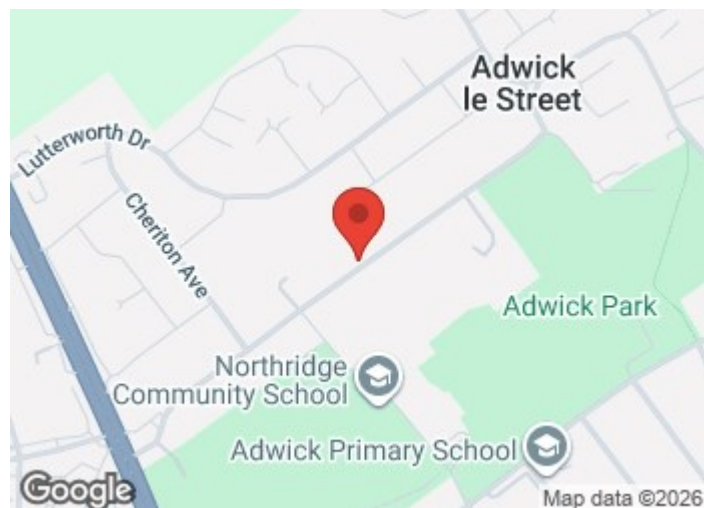
14'8" x 12'4" (4.48 x 3.76)

Bedroom 2

10'3" x 12'6" (3.13 x 3.83)

Bathroom

8'3" x 5'4" (2.54 x 1.65)

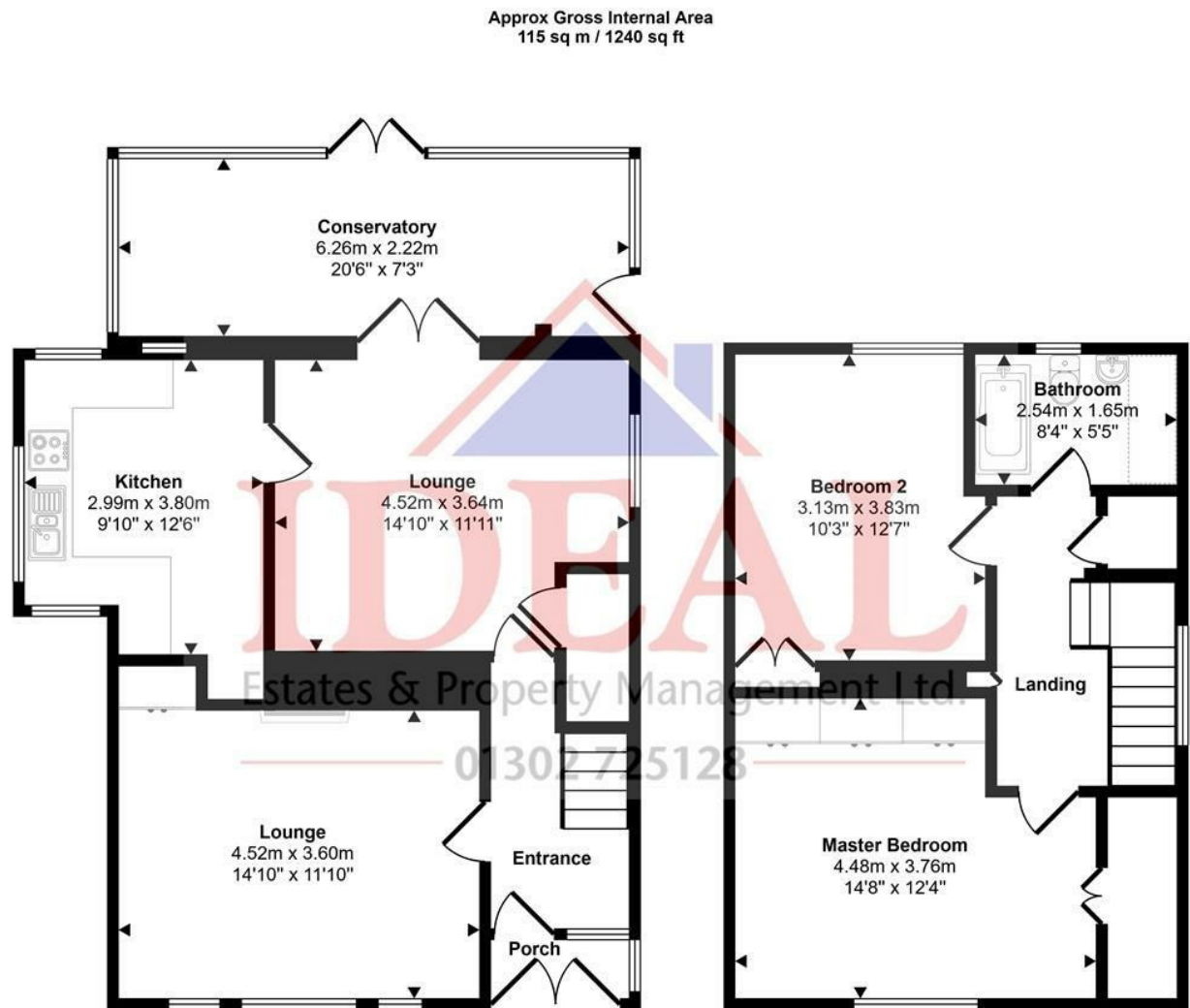


Directions

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



Denotes head height below 1.5m

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.

