



54 Edward Road, Carcroft , Doncaster, DN6 8BD

Beautifully Presented Extended Three Bedroom Semi-Detached Family Home

An exceptional opportunity to acquire this stunning three-bedroom semi-detached home, beautifully renovated and thoughtfully extended to create an outstanding family property finished to an impeccable standard throughout.

The property welcomes you with an attractive frontage offering extensive gravelled off-road parking for multiple vehicles. Internally, a bright entrance hall leads to a spacious and inviting lounge, while the heart of the home is undoubtedly the impressive rear single storey extension. This superb open-plan living, dining and kitchen area has been designed with modern family living in mind, featuring stylish shaker-style units, a large central island with breakfast bar, quartz worktops, integrated appliances, Velux roof windows and French doors opening onto the rear garden, flooding the space with natural light. A separate utility room provides additional practicality.

To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom finished with modern tiling and quality fittings.

Externally, the generous rear garden has been beautifully landscaped to include a spacious Indian stone patio, well-maintained lawn and detached garage, providing an ideal setting for outdoor entertaining and family enjoyment.

Finished in a tasteful contemporary style throughout, this exceptional home is ready for its next owners to move straight in and enjoy.

Early viewing is highly recommended to fully appreciate the size, quality and finish of this outstanding family home.

Offers over £200,000

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- Beautifully presented three-bedroom semi-detached property
- Separate utility room
- Landscaped rear garden with Indian stone patio
- Extensive off-road parking for multiple vehicles
- Stunning rear single storey extension creating an open-plan kitchen, dining and family room
- Spacious lounge
- Detached garage
- Contemporary fitted kitchen with breakfast bar
- Modern family bathroom
- Council Tax Band: A & EPC Rating: To Follow

Lounge

11'7" x 12'11" (3.55 x 3.94)

Bathroom

5'1" x 5'11" (1.56 x 1.81)

Dining Room

11'5" x 12'6" (3.49 x 3.83)

Kitchen

22'6" x 8'4" (6.86 x 2.55)

Utility

11'11" x 5'2" (3.65 x 1.60)

Master Bedroom

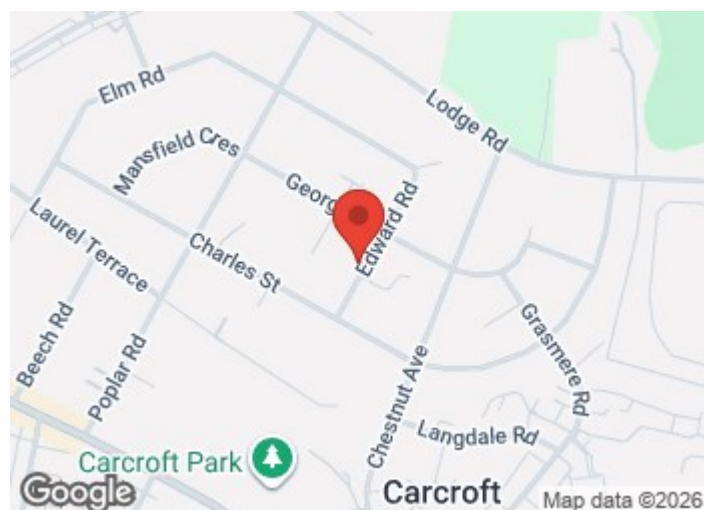
11'8" x 12'2" (3.56 x 3.72)

Bedroom 2

11'6" x 10'8" (3.53 x 3.26)

Bedroom 3

8'7" x 7'9" (2.62 x 2.37)



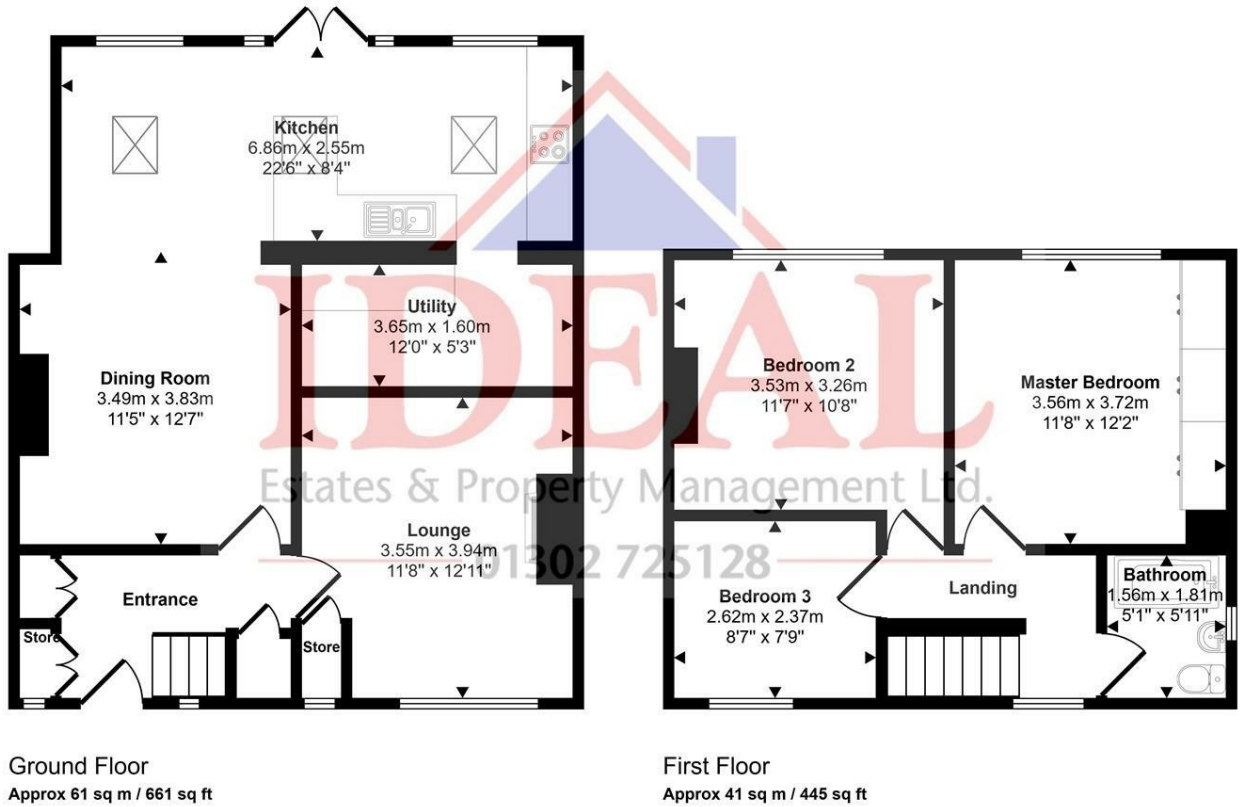
Directions

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
103 sq m / 1106 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(11-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC