



106 Great North Road, Woodlands , Doncaster, DN6 7HT

Executive Three-Bedroom Semi-Detached Home | Three Bathrooms | Stunning Open-Plan Living

An exceptional opportunity to acquire this beautifully presented three-bedroom, with a side double story extended and single storey rear extended semi-detached home. Offering stylish and spacious accommodation throughout. Finished to a high standard, this impressive property is ideal for modern family living, boasting contemporary interiors, generous living space and an attractive landscaped garden.

At the heart of the home is a beautiful open-plan kitchen, dining, and living area, with sleek high-gloss fitted units, integrated appliances, a breakfast island, and plenty of space for entertaining. Skylights and French doors leading to the garden fill the space with natural light, making it ideal for both everyday family life and social gatherings. A separate reception room offers a cozy yet stylish lounge with a feature fireplace. There's also a downstairs bathroom, utility room, and a rear hallway with cloakroom.

To the first floor are three well-proportioned bedrooms, the extension generates a luxury walk in wardrobe a spacious principal bedroom and en-suite shower room with modern décor, alongside a stylish family bathroom comprising a corner bath and bidet, offering excellent practicality for growing families.

Externally, the property is located on a stand out position overlooking Highfields lake and enjoys a beautifully maintained front garden, mainly laid to lawn with mature planting, to the side a electric gated access to ample block paved driveway with a double detached garage and to the rear is an enclosed patio with covered seating area, providing the perfect setting for outdoor dining and relaxation.

Fabulously located within walking distance to country lake, The Highway Man public house, Park Club and Jumaira Restaurant, as well as easy reach of local amenities, schools and excellent transport links, this outstanding home is ready to move straight into

Offers over £170,000

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- A well appointed, extended, 3 bed semi -detached family home
- Easy motorway access, Link via Adwick train station, regular public transport
- Solar Panels / Low energy bills.
- Council tax band A and EPC to follow
- Beautifully position in the sought after location
- Master bedroom with walk -in wardrobes and en-suite shower room
- Block paved driveway to double detached garage. Ample parking available,
- Walking distance to all local amenities
- Down stairs bathroom, utility and cloak room
- The added security of a CCTV system

Entrance

2'8" x 4'1" (0.83 x 1.26)

Hallway

6'2" x 9'11" (1.90 x 3.04)

Lounge

10'7" x 16'1" (3.25 x 4.91)

Kitchen/Diner

14'9" x 15'3" (4.51 x 4.65)

Utility

4'7" x 5'4" (1.40 x 1.65)

Downstairs Bathroom

5'2" x 5'2" (1.58 x 1.58)

Reception Room

21'0" x 12'3" (6.42 x 3.74)

Rear cloak room

6'0" x 5'0" (1.84 x 1.53)

Landing

10'10" x 6'9" (3.32 x 2.07)

Master Bedroom

9'10" x 10'1" (3.00 x 3.09)

En-suite to Master

9'6" x 5'5" (2.91 x 1.66)

Bedroom 2

11'3" x 8'10" (3.45 x 2.70)

Bedroom 3

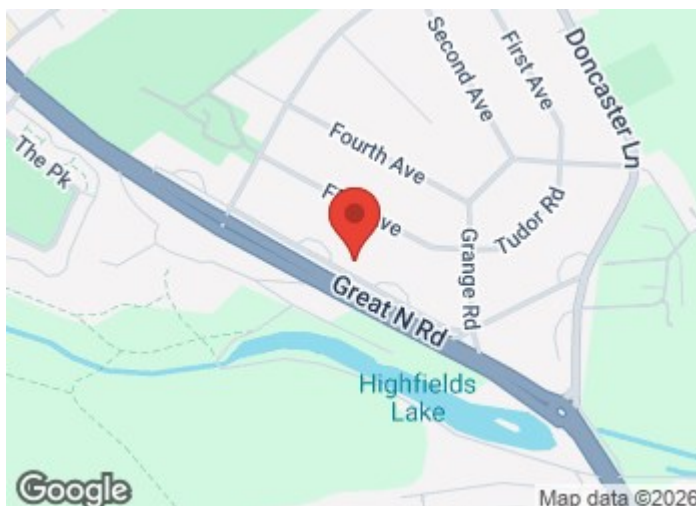
8'3" x 6'9" (2.52 x 2.06)

Family Bathroom

7'6" x 8'10" (2.29 x 2.70)

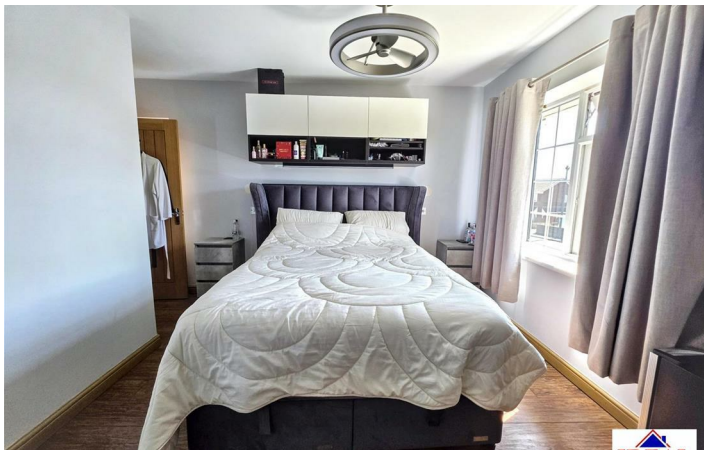
Double Garage 19 sq meters

Outside garden to front side and rear



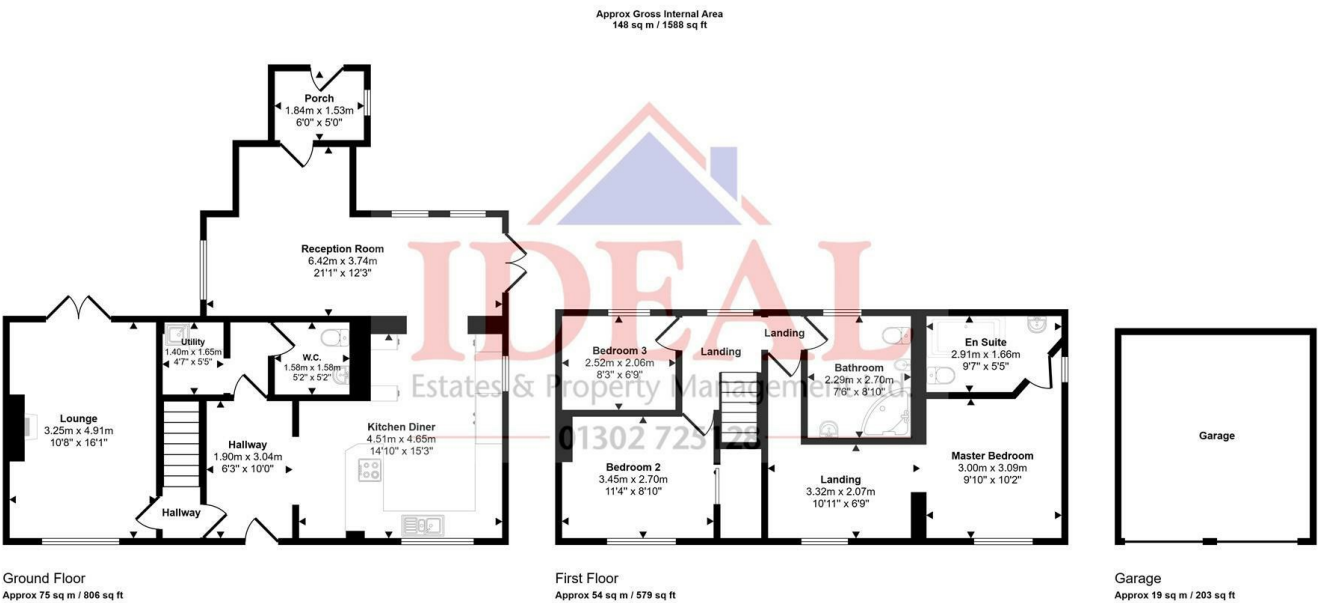
Directions

Ideally located a stones throw away from Highfield country park / lake, walking distance to local public houses, restaurants, leisure centres, schools and an array of local amenities. Easy access to the A1 motorway, 0.8 miles to Adwick train station and approx. 3.7 miles to Doncaster Town Centre.





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.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		