



Catterick Close, Denaby Main Doncaster DN12 4NG

welcome to

Catterick Close, Denaby Main Doncaster

A HOME ISN'T A PLACE IT'S A FEELING! Beautifully presented 3 bedroom semi-detached home with spacious lounge, stunning kitchen/diner, landscaped rear garden with pergola seating area, driveway parking and attractive open views across green space. A perfect family home - CALL NOW!



Entrance Hall

A welcoming entrance hall featuring a door to the front elevation, a central heating radiator and a useful built-in storage cupboard, providing practical space for coats and everyday essentials.

Downstairs W.C

Fitted with a hand wash basin and W.C., this convenient ground floor cloakroom also benefits from a front-facing window, allowing for natural light and ventilation.

Lounge

A good-sized living space, featuring patio doors that provide access to the garden and allow plenty of natural light to flow through. The room also benefits from a central heating radiator, creating a comfortable setting for relaxing and entertaining.

Kitchen

A modern kitchen fitted with a range of wall and base units, incorporating a sink and drainer, electric hob, oven and cooker hood, along with an integrated washing machine. Benefiting from a rear-facing window and patio doors that provide plenty of natural light and access to the garden, the room is completed with a central heating radiator.

Landing

Offering useful built-in storage, a central heating radiator and access to the loft space, the landing provides practical functionality while giving access to the first-floor accommodation.

Bedroom One

A comfortable double bedroom featuring a rear-facing window that provides natural light, along with a central heating radiator to ensure year-round comfort.

Bedroom Two

A well-proportioned bedroom featuring a front-facing window that allows for plenty of natural light, together with a central heating radiator for added comfort.

Bedroom Three

A versatile room that could be used as a bedroom, home office or hobby space, benefiting from a rear-facing window providing natural light and a central heating radiator.

Bathroom

A modern-style bathroom fitted with a bath and shower, hand wash basin and W.C. Benefiting from a front-facing window, central heating radiator and the property's boiler, the room offers both comfort and practicality.

Exterior

To the front of the property is a driveway providing off-road parking.

The rear enjoys a low-maintenance garden featuring an artificial lawn and a patio seating area, creating an ideal space for outdoor relaxation and entertaining.

Also having a stunning open rear aspect overlooking green space, creating an idyllic back drop.



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welcome to

Catterick Close, Denaby Main Doncaster

- Beautifully presented 3 bedroom semi-detached home. EPC C. Council Tax A
- Excellently placed for local amenities, schools, shops, parks & transport links
- Beautifully presented throughout
- Ground floor W.C. and contemporary family bathroom
- Landscaped rear garden with pergola seating area

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of
£160.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120550 - 0002

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