



**23 Church Road, Doncaster, DN11 9BT**  
Offers In Excess Of £250,000 Freehold



## Church Road, Wadworth

3 Bedrooms, 1 Bathroom

Offers In Excess Of £250,000

- Detached House
- Three Bedroom
- Open Lounge/ Diner
- Modern Kitchen
- Garage and Driveway
- Historically Rich Village
- Close to local Amenities

This well-presented three-bedroom detached family home is located in the sought-after village of Wadworth.

The ground floor offers a spacious open-plan lounge/diner and a modern kitchen, ideal for family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

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Externally, the property benefits from a detached garage, off-road parking to the rear, and a good-sized garden with patio areas perfect for outdoor relaxation.

Conveniently situated close to local amenities and reputable schools, this home is ideal for families or professionals alike.

Call the office today to arrange your viewing!

**LOUNGE/ DINER 12' 11" x 25' 0"** (3.95m x 7.64m) A spacious, dual-aspect open-plan lounge and dining area, tastefully decorated to create a calm and inviting atmosphere. The lounge features a large front-facing window, flooding the space with natural light, while the dining area boasts elegant French doors that open directly onto the garden - perfect for indoor-outdoor living and entertaining. This beautifully bright and airy space is designed with comfort and relaxation in mind.

**KITCHEN 8' 8" x 10' 5"** (2.66m x 3.20m) A stylish, modern kitchen fitted with a range of sleek white wall

and base units, perfectly complemented by matching white worktops and a classic Belfast-style sink. Integrated appliances include a stainless steel extractor hood, electric oven, electric hob, fridge freezer, and washing machine. The kitchen also offers generous storage solutions, including a convenient walk-in pantry-ideal for keeping everything neat and organised.

**BEDROOM 9' 11" x 13' 4"** (3.04m x 4.07m) The master bedroom is both stylish and generously proportioned, offering a comfortable and elegant retreat. Tastefully decorated, it provides ample space for furnishings while maintaining a calm and restful ambience.

**BEDROOM 10' 7" x 11' 5"** (3.25m x 3.48m) A well-proportioned second double bedroom offering plenty of space for additional storage or furnishings.

**BEDROOM 7' 6" x 8' 11"** (2.30m x 2.72m) A well-proportioned third bedroom, perfect for use as a single room, nursery, guest room, or home office. Its practical

layout offers flexibility to suit a range of needs.

**BATHROOM 6' 10" x 5' 6"** (2.09m x 1.70m) A contemporary and stylish family bathroom featuring a crisp white three-piece suite, complemented by an over-bath shower. Finished to a high standard, this space combines modern design with everyday functionality.

**EXTERNAL** Externally, the property benefits from a detached garage and off-road parking located to the rear. The good-sized garden offers a mix of lawn and patio areas-ideal for relaxing, outdoor dining, or entertaining.

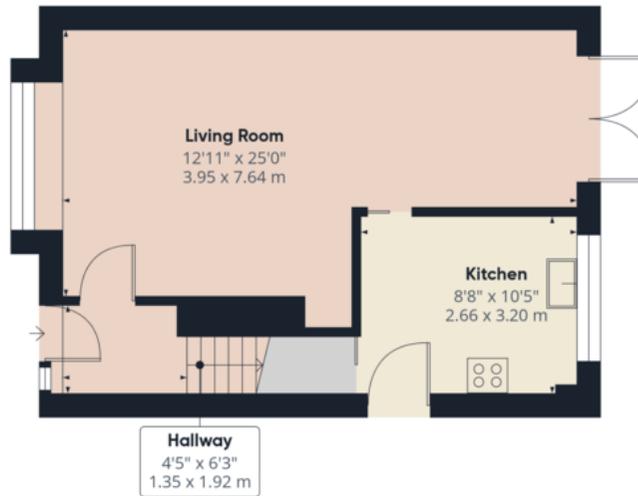
Wadworth is a peaceful, historically rich village-offering a picturesque rural setting, cultural heritage, and warm local hospitality. Whether you're interested in history, architecture, or a relaxing meal in a welcoming setting, Wadworth offers a delightful slice of South Yorkshire life.



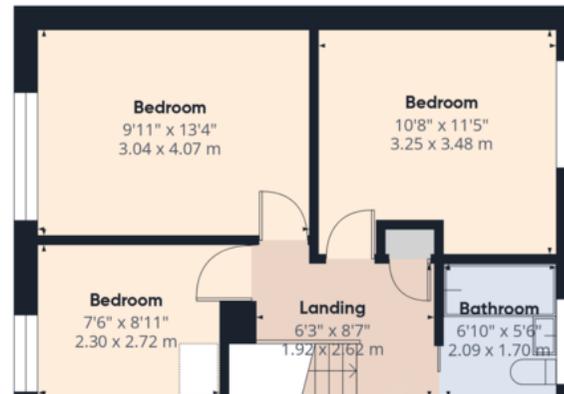
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Ground Floor



Approximate total area<sup>(1)</sup>  
842 ft<sup>2</sup>  
78.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

## Martin & Co Doncaster

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