



**22 Norbreck Road, Doncaster, DN4 9QS**  
Offers In Excess Of £190,000 Freehold

  
**MARTIN&CO**

## Norbreck Road, Warmsworth

3 Bedrooms, 1 Bathroom

**Offers In Excess Of £190,000**

- Available Chain Free
- Deceptively large bungalow
- Quiet, highly regarded location
- Generous living room
- Detached single garage
- Enclosed rear garden
- Great potential to update

Deceptively Spacious 3-Bedroom Semi-Detached Bungalow in a Sought-After Doncaster Location

Situated on a quiet street in the highly desirable village of Warmsworth, this deceptively large three-bedroom semi-detached bungalow offers fantastic potential for modernisation and personalisation.

Warmsworth is a well-regarded area of Doncaster, known for its strong sense of community, excellent local schools,

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and convenient access to the A1(M), making it ideal for commuters. The village offers a blend of peaceful residential living with easy reach of local shops, parks, and essential amenities.

The property features a generous living room, a utility kitchen, and three well-proportioned bedrooms, making it ideal for families, downsizers, or anyone seeking spacious single-storey living. Outside, you'll find a detached single garage, an enclosed rear garden, and a low-maintenance front garden.

With plenty of scope to update and add value, this is a rare opportunity to secure a home in one of Doncaster's most sought-after areas - early viewing is highly recommended.

**LIVING ROOM 18' 0" x 10' 8" (5.50m x 3.26m)** A generously proportioned and welcoming space, perfect for relaxing or entertaining. The room features a focal-point fireplace that adds warmth and character, while large windows allow plenty of natural light to flood in, enhancing the spacious feel.

**KIRCHEN 11' 1" x 7' 11" (3.40m x 2.42m)** Fitted with a stylish range of mushroom-coloured wall and base units, this well-appointed kitchen offers both functionality and charm. The units are beautifully complemented by stone-effect worktops, providing ample preparation space and a neutral, modern aesthetic. Ideal for everyday cooking and family living.

**UTILITY ROOM 8' 0" x 4' 10" (2.44m x 1.48m)**  
Additional space for your white goods

**BATHROOM 8' 0" x 5' 0" (2.46m x 1.53m)** A contemporary-style bathroom featuring a sleek white WC, a modern hand basin set within a vanity unit for added storage, and a large walk-in shower with glass screen. Finished in neutral tones, this space offers a fresh and stylish feel, ideal for modern living.

**BEDROOM 2 11' 3" x 9' 8" (3.43m x 2.95m)** A good sized double bedroom with patio doors opening into the rear garden

**BEDROOM 3 6' 10" x 8' 1" (2.10m x 2.47m)** A single bedroom / home office

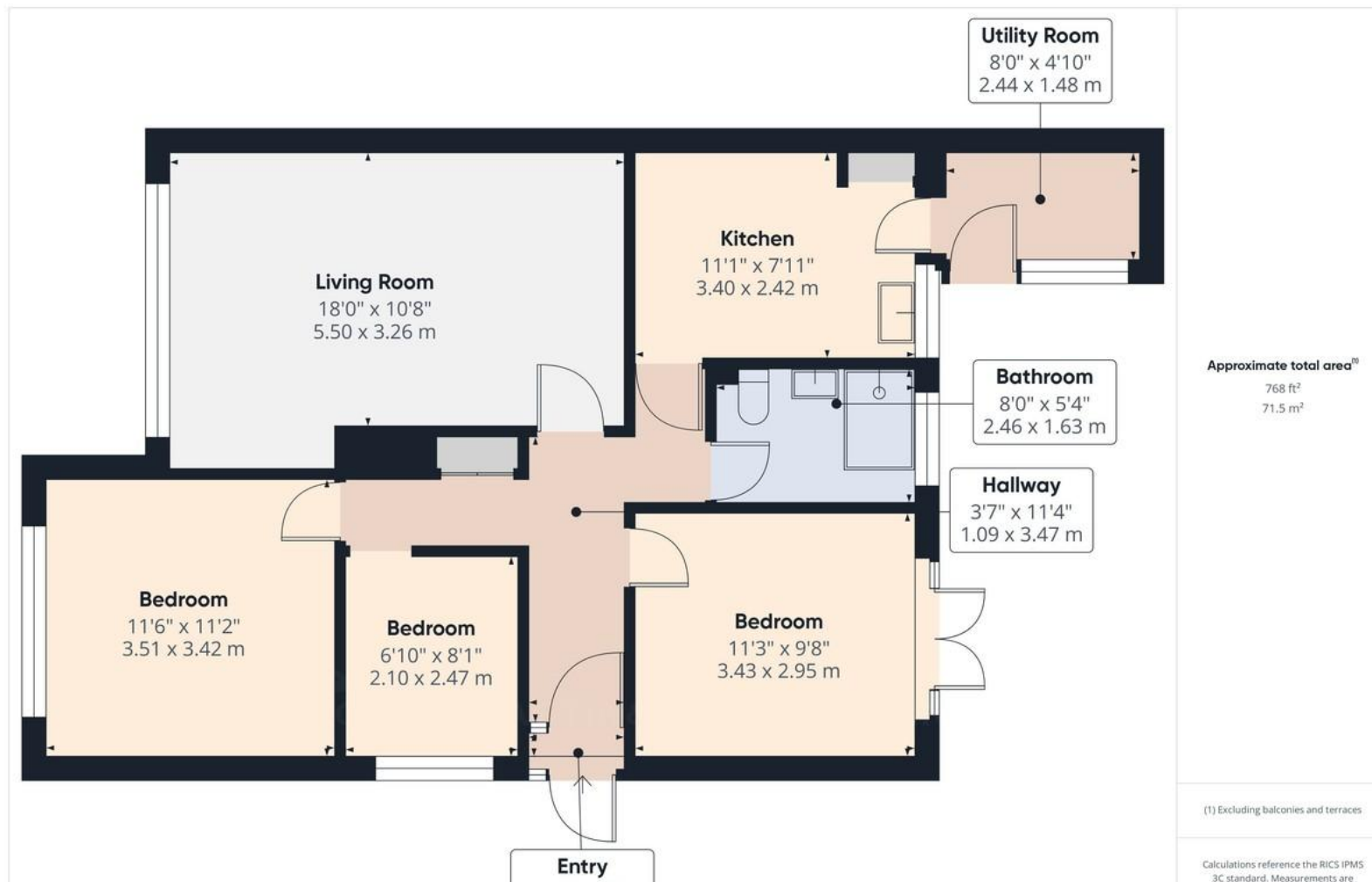
**BEDROOM 1 11' 6" x 11' 2" (3.51m x 3.42m)** A front facing double bedroom

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