



2 Newthorpe Road , Doncaster, DN6 9ED
Offers In Excess Of £190,000 Freehold


MARTIN&CO

Newthorpe Road , Norton

3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Available Chain Free
- Deceptively Large Semi-Detached Home
- Very Popular Location
- Gardens And Driveway
- Useful Outbuilding
- Close to Good Schools
- Close to Good Local Amenities

Available chain free, this substantially extended three-bedroom semi-detached home is set within a popular and well-connected village, offering an excellent blend of comfort, convenience, and community living. Ideally located close to highly regarded schools, local amenities, and superb transport links, it presents a fantastic opportunity for families and commuters alike.

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The property boasts well-proportioned living accommodation, with the extension providing added versatility and space to suit a range of needs. Externally, there are attractive gardens to both the front and rear-perfect for relaxing or entertaining. A private driveway provides ample off-road parking, and there is the added benefit of an external storage room.

This is a home that truly ticks all the boxes-early viewing is highly recommended

LIVING ROOM 26' 0" x 11' 0" (7.95m x 3.37m) A generously proportioned living room offers a surprising sense of space, enhanced by an attractive feature fireplace.

DINING ROOM 11' 10" x 7' 0" (3.63m x 2.14m) The kitchen opens into a bright dining area, ideal for family meals and entertaining.

KITCHEN 10' 9" x 11' 8" (3.28m x 3.56m) A stylish range of cream shaker-style wall and base units is

complemented by wood-effect worktops. The kitchen is well-equipped with an integrated oven, hob, extractor fan, and dishwasher, as well as plumbing for a washing machine.

WC 5' 2" x 2' 7" (1.58m x 0.80m) A ground floor WC

SUN ROOM 7' 10" x 11' 6" (2.39m x 3.53m) A versatile additional living space enjoys direct access to the rear garden.

BEDROOM 11' 6" x 10' 11" (3.51m x 3.34m) A large double bedroom

BEDROOM 12' 3" x 7' 11" (3.75m x 2.42m) Second double bedroom

BEDROOM 7' 6" x 7' 0" (2.30m x 2.15m) Single Bedroom

BATHROOM 10' 1" x 6' 3" (3.08m x 1.92m) A generous family bathroom provides both a bath and a

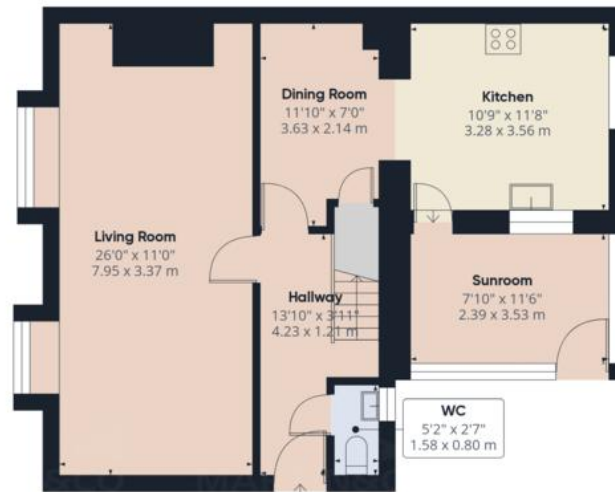
walk-in shower, along with a WC and hand basin-ideal for busy households.

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⁽¹⁾
 1103.19 ft²
 102.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

