

**5 Bedroom(s), Semi-Detached House, Freehold**

**St Marys Road, Doncaster.**



- 3D Virtual Tour Available
- Two Reception Rooms and Garden Room
- Down Stairs Cloak Room
- Separate Shower Room
- Sizeable Garage with Inspection Pit and Electric Shutter and Lean To

- Stunning Three Storey Family Home
- Modern Kitchen And Dining Area
- Five Bedrooms
- Front and Rear Gardens
- Driveway

**£375,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

This impressive three-storey traditional family home offers spacious and versatile living across five bedrooms, making it ideal for growing families. Situated on the sought-after St Mary's Road, the property combines classic character with modern comforts. The ground floor features two generous reception rooms, a stylish and modern fitted kitchen, a practical utility space and a convenient downstairs W/C. Upstairs, you'll find a contemporary family bathroom and a separate shower room, ensuring plenty of space for busy family life. Two further bedrooms are located on the second floor, providing privacy and flexibility for larger households or those working from home. Externally, the property boasts a driveway to the front and a sizeable garage to the rear, complete with lean-to, inspection pit, and an electric shutter—ideal for car enthusiasts or those needing excellent storage and workshop space. A fantastic opportunity to secure a spacious family home in a well-connected location.

## Ground Floor

### Floor Plan



FLOOR 1

GROUND INTERNAL AREA  
FLOOR 1: 12.12 sq. m. FLOOR 2: 8.8 sq. m.  
FLOOR 3: 18.4 sq. m. TOTAL: 39.34 sq. m.  
SIZES AND DIMENSIONS ARE APPROXIMATE. PICTURE NOT TO SCALE.

Matterport

### Entry



### Reception Room



### Reception Room



### Kitchen Diner





Bathroom



First Floor

Floor Plan



FLOOR 2

GRAND TOTAL AREA  
FLOOR 1: 12.00 sq. ft. FLOOR 2: 12.00 sq. ft.  
FLOOR 3: 12.00 sq. ft. TOTAL: 36.00 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Family Bathroom



Shower Room



Bedroom

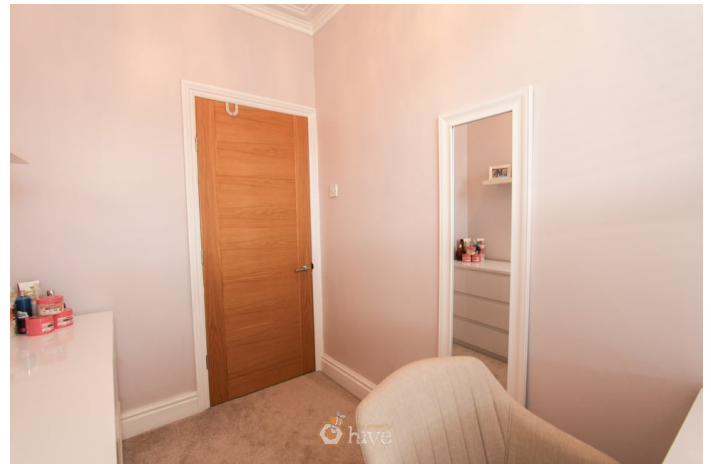




Bedroom



Bedroom



Second Floor

Floor Plan



FLOOR 3

GRAND INTERNAL AREA  
FLOOR 3: 12.00m<sup>2</sup> FLOOR 4: 12.00m<sup>2</sup>  
FLOOR 5: 12.00m<sup>2</sup> TOTAL: 36.00m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

**Bedroom**



**Bedroom**



**External View**

**Front View**



**Rear View**



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -



Average Annual Water Bills -

Tenure - Freehold

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

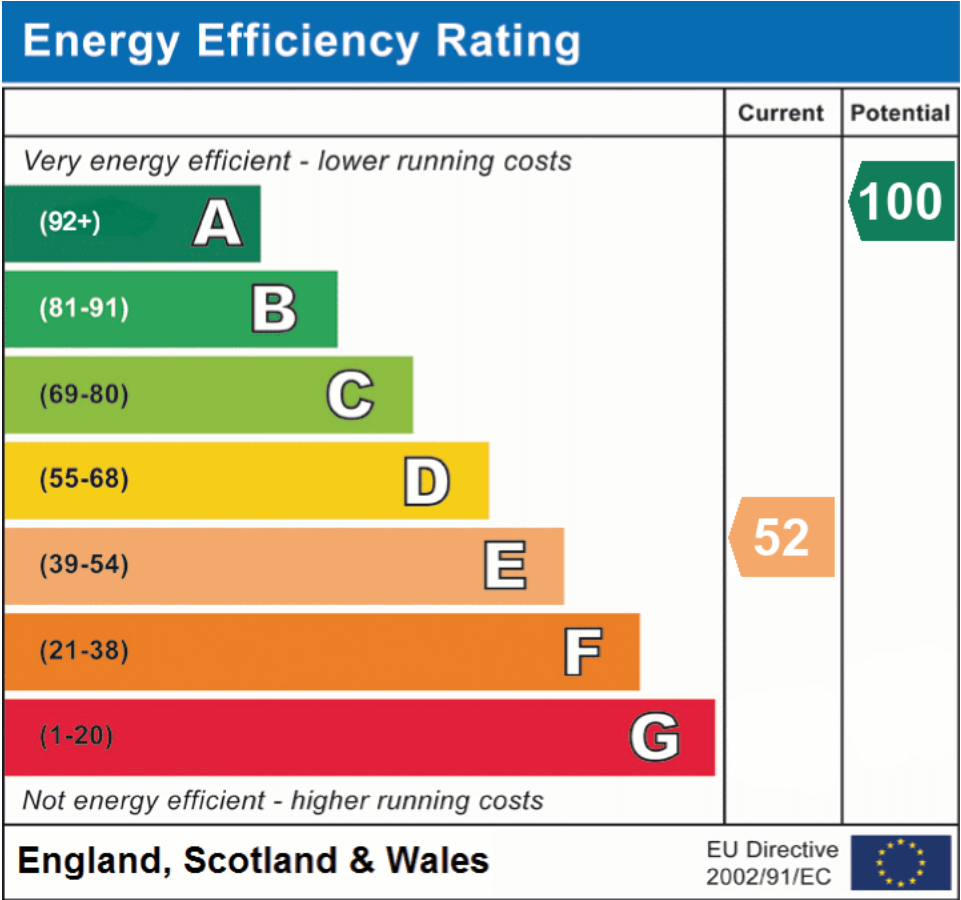
Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.