

3 Bedroom(s), Semi-Detached House, Freehold

Tutbury Gardens, Cantley, Doncaster.



- 3D Virtual Tour Available
- Kitchen Diner
- Family Bathroom
- Rear Enclosed Garden with Pond
- Local Amenities, Schools and Transport Links

- Three Bedroom Semi Detached Family Home
- Lounge
- Driveway and Garage
- Green Space Close to Property

£200,000
For Sale

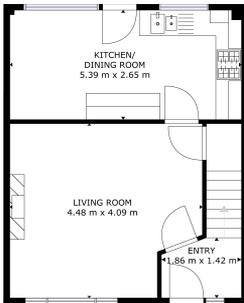
Book your viewing today Tel: 01302 247754

Owner's View

Located in the popular residential area of Cantley, this well-presented three-bedroom semi-detached home in a cul-de-sac on Tutbury Gardens offers comfortable family living with great outdoor space and nearby green areas. The accommodation briefly comprises a welcoming entrance, spacious lounge, and a kitchen diner providing an ideal space for everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway and garage providing ample off-road parking. To the rear is an enclosed garden featuring a charming pond, creating a peaceful and private outdoor retreat. The home also enjoys close proximity to attractive green spaces, perfect for families, dog walkers, and outdoor enthusiasts. Situated close to local amenities, schools, and transport links, this property represents an excellent opportunity for first-time buyers, families, and investors alike.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 26 m², FLOOR 2: 36 m²
TOTAL: 62 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Entry



Kitchen Diner

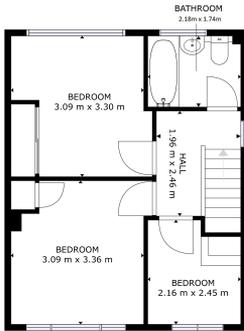


Lounge



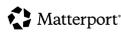
First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 36 m² FLOOR 2: 36 m²
TOTAL: 72 m²

FLOOR 2



Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date - 2024

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 2024

Boiler Location - In a cupboard under the stairs.

Approximate Electrical System Installation Date - Approx 1975

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 