

3 Bedroom(s), Link Detached House, Freehold

Cantley Manor Avenue, Cantley, Doncaster.



- 3D Virtual Tour
- Lounge and Dining Room
- Spacious Wrap Around Corner Plot
- Three Bedroom Link Detached Family Home
- Family Bathroom

- Modern Integrated Kitchen
- Ground Floor W/C
- Driveway and Garage
- Utility Space within Side Passage
- Popular Area with Local Schools and Amenities

**Offers in Region of
£320,000
For Sale**

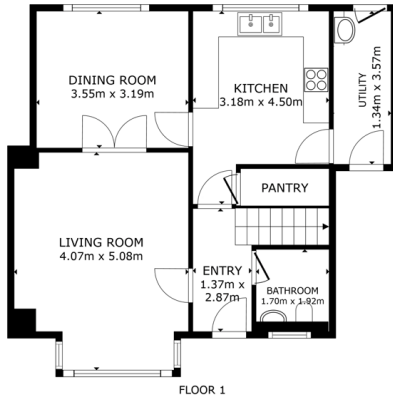
Book your viewing today Tel: 01302 247754

Owner's View

Set on a desirable corner plot in a sought-after residential area, this beautifully presented 3-bedroom link-detached home (linked via adjoining garages) offers generous living space both inside and out—perfect for families or those seeking a well-balanced lifestyle. The property boasts a sizeable front garden and driveway leading to an attached garage, with additional access via a gated side passage. This side entry features a convenient utility space and flows directly into a stylish, modern kitchen—ideal for everyday living and entertaining alike. The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge, a separate dining room, and a contemporary ground floor W/C. Upstairs, you'll find three well-proportioned double bedrooms and a modern family bathroom. To the rear, an enclosed garden provides a secure, low-maintenance outdoor area perfect for children, pets, or relaxing with friends and family. Located within easy reach of highly regarded local schools, this home combines practical family living with modern comfort and convenience.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 66.7 m² FLOOR 2: 35.6 m²
TOTAL: 102.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Side Passage



Kitchen



Lounge



Dining Room

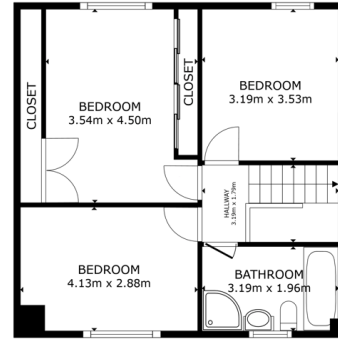


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 86.3 m² FLOOR 2: 56.6 m²
TOTAL: 142.9 m²
SIZES AND CORRELATIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom



Bedroom





Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes (owned)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)



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.



Approximate Water Heating Installation Date - 10/17/2013

Boiler Location - Downstairs toilet

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

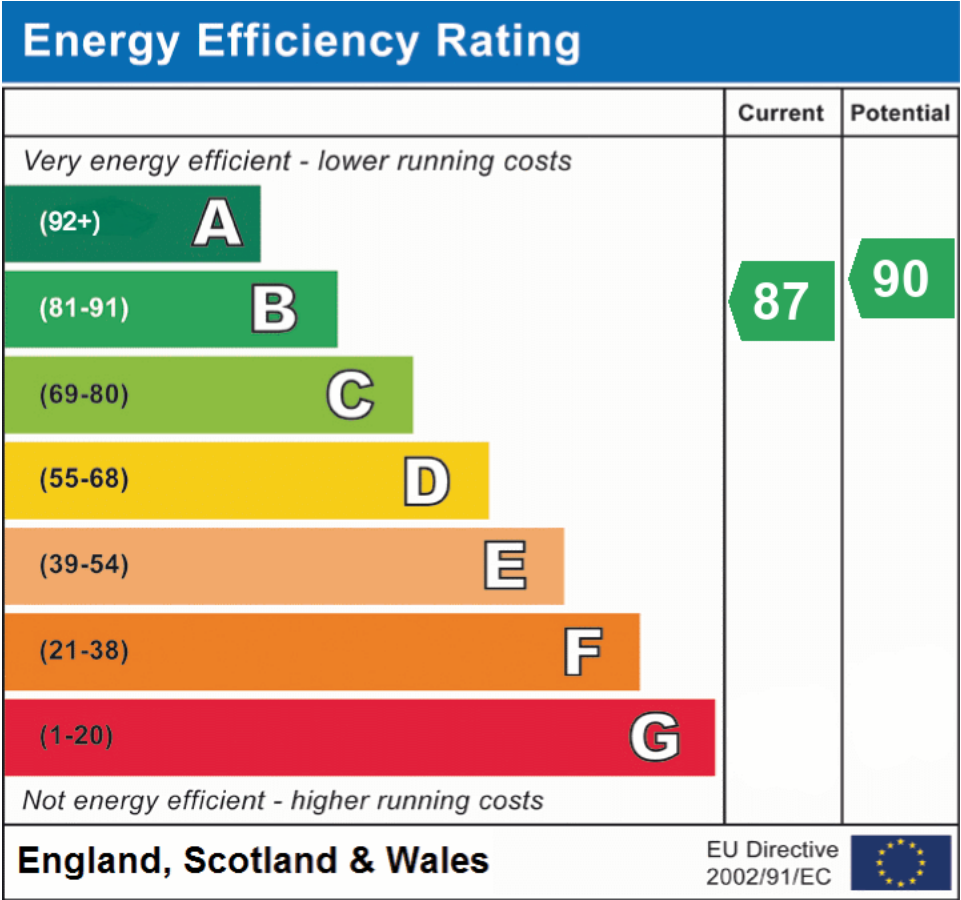
Loft Insulation - Yes

Loft Boarded out - 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

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.

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.