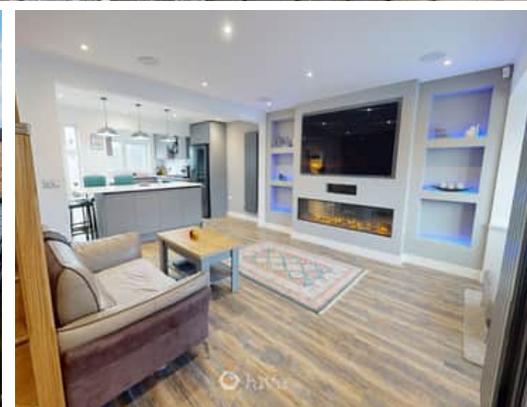


**3 Bedroom(s), Semi-Detached House, Freehold**

**Tutbury Gardens, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Modern Open Plan Breakfast Kitchen and Lounge
- Contemporary Family Bathroom
- Driveway for Off Road Parking
- Local Amenities, Schools and Transport Links

- Three Bedroom Semi Detached Family Home
- Converted Garage With Ample Storage Space
- Rear Enclosed Garden
- Renovated Throughout
- Popular Location

**£265,000**  
**For Sale**

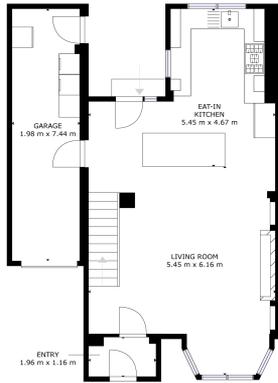
*Book your viewing today* Tel: 01302 247754

## Owner's View

This home has been fully refurbished in the past three years, featuring a modern kitchen with an island that's perfect for cooking and entertaining. The ceilings have built-in cinema-quality speakers, adding an amazing atmosphere for music or movies. Facing the property, there's a lovely green space, giving a peaceful view. The house has all-new electrics and completely updated plumbing, and the boiler is only three years old. Everything is fresh, modern, and ready for the next owner to enjoy hassle-free living!

## Ground Floor

### Floor Plan



FLOOR 1  
GROSS INTERNAL AREA: EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>  
FLOOR 1: 26 m<sup>2</sup> FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 64 m<sup>2</sup>  
SIZES AND CONSTRUCTION ARE APPROXIMATE. ACTUAL MAY VARY.



## Open Plan Breakfast Kitchen and Lounge



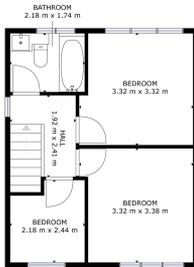
## Converted Garage





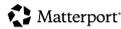
**First Floor**

**Floor Plan**



FLOOR 2

GROSS INTERNAL AREA  
EXCLUDED AREAS: GARAGE: 12 m<sup>2</sup>  
FLOOR 1: 56 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 94 m<sup>2</sup>  
SIZES AND CONTROLS ARE APPROXIMATE, ACTUAL MAY VARY.



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



## Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date - Gas boiler (Combi)

Water Heating System - 3/1/2023

Approximate Water Heating Installation Date - 3/1/2023

Boiler Location - Garage

Approximate Electrical System Installation Date - 3/1/2023

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 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+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	