

**4 Bedroom(s), Detached House, Freehold**

**Goodison Boulevard, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Four Bedroom Detached Family Home
- Lounge with Patio Doors
- Ground Floor W/C
- Driveway and Garage

- No Chain
- Spacious Kitchen Diner
- Family Bathroom
- Rear Enclosed Garden with Hot Tub
- Local Amenities, Schools and Transport Links

**£325,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

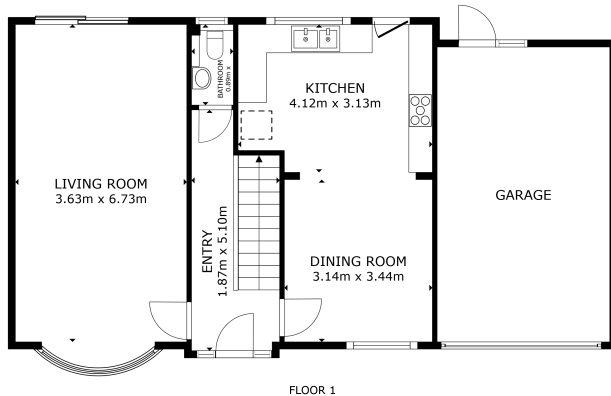


## Owner's View

Situated in the sought-after area of Cantley, this spacious four-bedroom detached family home offers modern living with plenty of space inside and out. The property features a welcoming front garden, driveway, and garage, providing ample off-road parking. Inside, the ground floor includes a spacious kitchen diner, a bright lounge with patio doors opening onto the garden, and a convenient ground floor WC. Upstairs, you'll find four well-proportioned bedrooms served by a family bathroom, ideal for family living. To the rear, the home boasts a generous enclosed garden, complete with a hot tub, perfect for entertaining or relaxing in privacy. Located close to local amenities, schools, and transport links, this property is an excellent choice for families looking for a well-presented home in a popular Doncaster location.

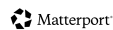
## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 81.4 sq ft FLOOR 2: 70.7 sq ft  
ENCLOSURE: KITCHEN: 22.9 sq ft GARAGE: 22.9 sq ft  
TOTAL: 125.1 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Entry



### Kitchen Diner



### Lounge



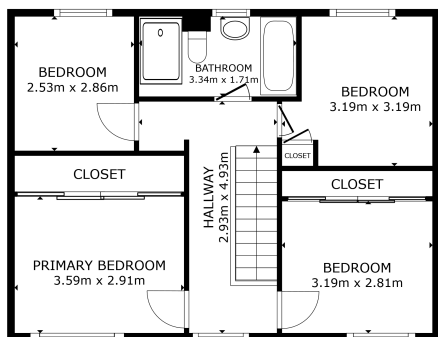


## W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 61.4 m<sup>2</sup> FLOOR 2: 55.7 m<sup>2</sup>  
 BUILDING AREA: GARAGE: 25.8 m<sup>2</sup>  
 TOTAL: 142.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Hallway



## Master Bedroom



## Bedroom



## Bedroom



## Bedroom





## Bathroom



## Rear Garden



## Externals

### Front Aspect



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes (There is a lease agreement with a third party)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Back bedroom





# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

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 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.

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## Energy Performance Certificate