

3 Bedroom(s), Detached House, Freehold

Derwent Drive, Lakeside.



- 3D Virtual Tour Available
- Spacious and Modern Family Home in a the Sought After Area of Lakeside
- Rear Enclosed Garden with Gazebo
- Utility Room
- Downstairs W/C

- Three Proportionately Sized Bedrooms
- Driveway and Garage
- Contemporary Kitchen-Diner
- En Suite to Master Bedroom
- Family Bathroom

£279,999
For Sale

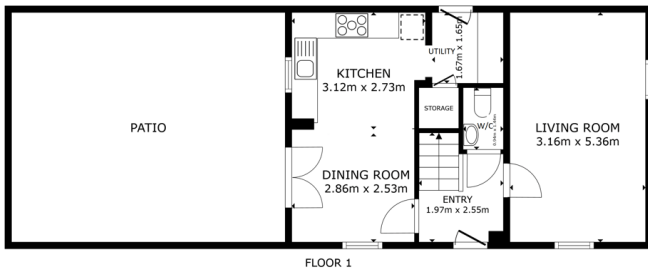
Book your viewing today Tel: 01302 247754

Owner's View

Nestled in the sought-after area of Lakeside, Doncaster, this stunning three-bedroom detached home offers contemporary living at its finest. Situated on a desirable corner plot, this property combines modern style, functional design, and an enviable location. Located in the highly desirable Lakeside area, this home offers excellent access to local amenities, schools, and transport links, as well as picturesque walks and leisure facilities around the Lakeside lake. This property is perfect for families or professionals seeking a modern home with space, comfort, and style. Don't miss the opportunity to make this your dream home! Contact us today to arrange a viewing. Amazing area for commuting. It's walking distance from the lake, plenty of food options. 24 hour Asda. in terms of commuting most motorways are minutes away from the property

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 48.2 sqm FLOOR 2: 48.2 sqm
EXCLUDED AREAS: PORCH 34.2 sqm
TOTAL: 88.4 sqm

Matterport

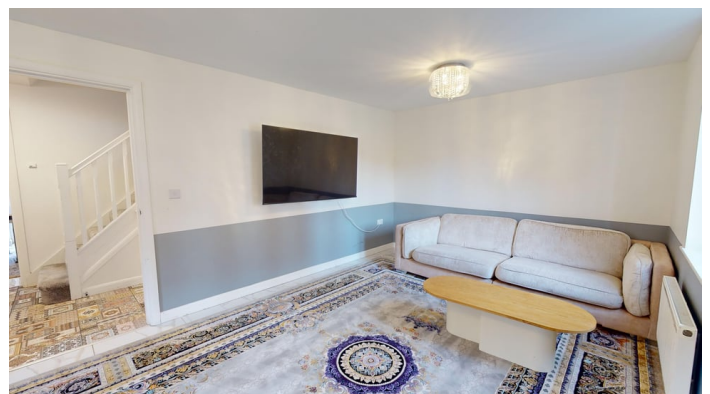
Kitchen-Diner



Utility Room



Lounge



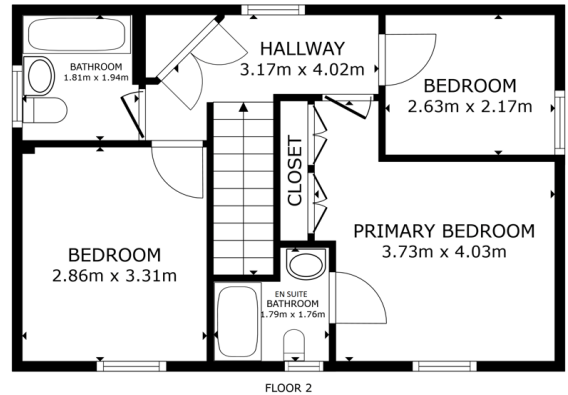


W/C



First Floor

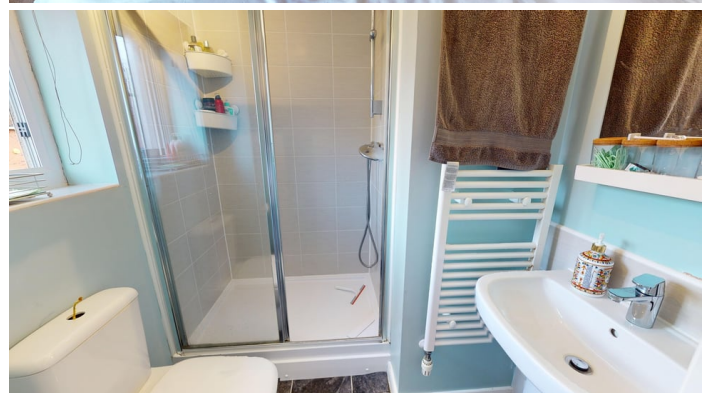
Floor Plan



GRAND INTERNAL AREA
FLOOR 1 84.2 sqm FLOOR 2 44.2 sqm
EXCLUDED AREA: 10.0 sqm
TOTAL: 118.4 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Master Bedroom with En Suite



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



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 Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Middle floor in a storage space

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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

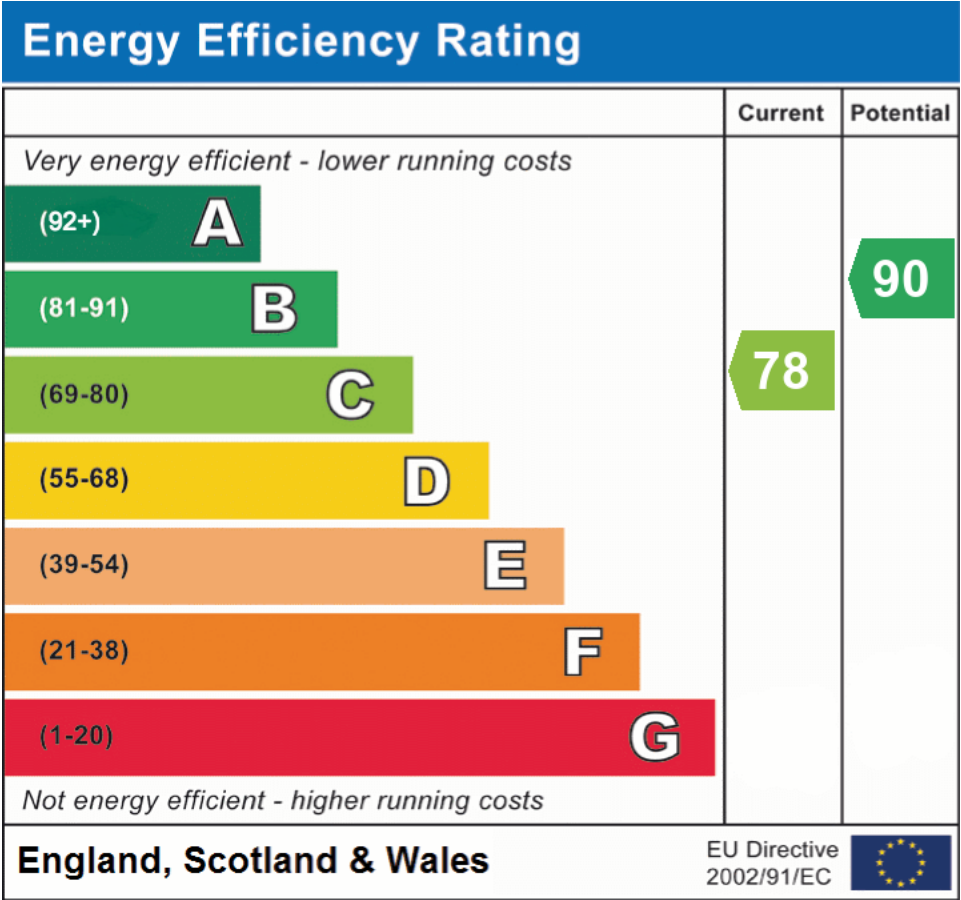
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - Step-free access from the street to the inside the property (this can include ramps/lifts)

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

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Energy Performance Certificate



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