



## Vulcan Mews, Doncaster, South Yorkshire

Spacious 4-bedroom linked detached home | Calm and peaceful living room | Delightful conservatory with abundant natural light | Separate dining room for hosting family gatherings | Well-equipped kitchen with range cooker and ample storage | Utility room and WC for practicality | Single garage for secure parking or storage | Luxurious master bedroom with ensuite bathroom

Asking Price: **£250,000 (Guide Price)**

**KW LEEDS**  
KELLERWILLIAMS



## Vulcan Mews, Doncaster, South Yorkshire

This property offers an ideal living space for a growing family. All bedrooms are generous sized doubles, ensuring comfort and convenience for everyone. As you step into the house, you'll be greeted by a calm and peaceful living room, perfect for relaxing and unwinding after a long day. Adjacent to the living room is a delightful conservatory, bringing in an abundance of natural light and offering a tranquil space to enjoy the surrounding views of the garden. For those who love to entertain, there is a separate dining room, providing ample space for hosting family gatherings and social events. The well-equipped kitchen boasts a range cooker with 7 gas hobs, ideal for cooking up delicious meals. It also features a convenient breakfast bar and ample storage for all your culinary needs. The integrated dishwasher and fridge offer modern convenience and add to the overall functionality of the kitchen. Additional features of this property include a utility room and a WC, providing practicality and convenience for everyday tasks. The boiler was installed just 12 months ago, ensuring efficient heating throughout the home. A single garage offers secure parking or extra storage space. The large master bedroom is a true highlight, offering a peaceful retreat. It boasts a stunning ensuite bathroom with a double shower, adding a touch of luxury to your daily routine. The remaining bedrooms are equally spacious and comfortable, providing a peaceful sanctuary for family members or guests. If additional storage space is needed, the loft is boarded and accessible via a ladder, providing a practical solution. Outside, you will find a delightful garden, perfect for enjoying the outdoors and creating lasting memories with family and friends. In summary, Vulcan Mews presents a wonderful opportunity to own a perfect family home. With its spacious bedrooms, calm living areas, delightful garden, and convenient features such as the conservatory and separate dining room, this property truly offers a harmonious and comfortable living experience. Contact Sue wragg @ Keller Williams to book a viewing today.

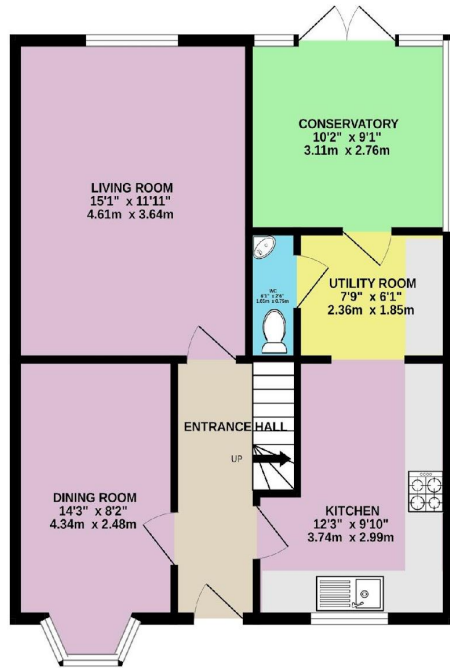




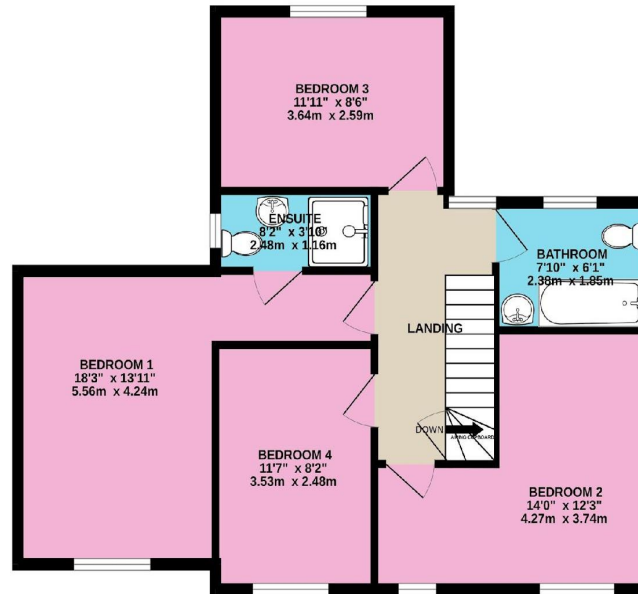




GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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