



## 16 Highfield Villas Doncaster Road, Costhorpe

£160,000 Freehold

Three Bedroom Semi-Detached Home • Unspoilt Countryside Views To The Front • Two Reception Rooms – Lounge And Separate Dining Room • Kitchen Leading Off The Dining Room • Three Bedrooms And Family Bathroom To The First Floor • Shared Driveway Providing Off-Road Parking • No Onward Chain



Guide Price £160,000 - £170,000

This traditional three-bedroom semi-detached home enjoys a superb position within the well-regarded area of Costhorpe, set back from the road and looking out onto lovely open countryside to the front. The setting is a real highlight, offering a sense of space, privacy and rural charm, while remaining within easy reach of local amenities, reputable schools and excellent transport links. The location makes the property well placed for both families and commuters alike.

Offered to the market with no onward chain, the home presents a wonderful opportunity for purchasers looking to personalise the décor to suit their own tastes and create a comfortable home in a highly desirable area. The interior provides a solid and well-proportioned layout, offering good-sized rooms throughout and plenty of scope for further enhancement if required. Prospective buyers should note that the roof will require attention, however the remainder of the property is generally well



Council Tax band: A

Tenure: Freehold





### **Entrance Porch**

Entrance door and door leading to:

### **Sitting Room**

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### **Kitchen/Dining Room**

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### **Utility Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### **Storage Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



### **GARDEN**

To the rear, there is a private garden area offering a paved seating space, established planting, and room for further landscaping or improvements.

### **DRIVEWAY**

3 Parking Spaces

To the front, the property enjoys a shared driveway providing off-road parking and access to the side of the house. The front garden is mainly laid to lawn with mature shrubs, all set against the backdrop of lovely rural views.



Floor 0



Floor 1

Approximate total area<sup>m</sup>

833 ft<sup>2</sup>

77.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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