



8 Paddock view, DN1 2DA
£170,000 OffersInRegionOf
Tenure Freehold

- Beautifully presented
- Private Rear Garden
- Central Location
- Energy Efficient Property
- Downstairs WC
- Eco Home
- En Suite

This stunning eco home nestled in the Civic and Cultural Quarter of Doncaster has been cleverly designed to maximise space and create a fabulous aesthetic. On first impressions you would think that the property is detached due to its placement and external space. As you enter the property you are greeted by a generous entrance hall with the lounge to the left and stairs ahead of you. The stylish and charismatic lounge leads out to a beautifully designed and private outdoor space accessible via the French doors in the lounge creating that much sought after vibe of bring the outdoors in! The contemporary dining kitchen benefits from integrated washing machine, Fridge /Freezer, oven and hob and no expense has been spared on the porcelain tiles that run throughout the kitchen and entrance hall. The lounge and bedrooms are all fitted with beautiful composite flooring to compliment the tasteful decor that is evident throughout. The elegant and bright bathroom benefits from tiled floor and crisp white suite. There are then two good sized double bedrooms with the master having its own en suite shower room. The second bedroom has a delightful double aspect with large window on one side and French doors on the other opening out onto a juliet balcony. Being extremely energy efficient, the proeprty is cost effective to run and has separate ground and first floor heating controls. Externally, there are front and rear gardens and the property also boasts its own off street gated parking. The property couldn't be more conveniently placed and is within a few minutes walk into the City Centre and all its amenities, 10 minutes walk to the railway station and bus interchange. For drivers it is also only a few minutes to major motorway links such as the M18 and A1 . Grab your opportunity to own this gem of a property - call Welcome Homes to book a viewing



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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