



35 Mayfields , DN5 7UA

**£220,000 OffersInRegionOf
Tenure Freehold**

- **Detached Bungalow**
- **Conservatory**
- **Garage and Driveway**
- **No Chain**
- **Great access to town and motorway**
- **Great Location**

A superb 2-bedroom bungalow set in an incredibly sought-after location—close to Doncaster town centre and the A1—offering the perfect blend of convenience, comfort, and privacy.

This lovely home has a warm and inviting feel throughout. The spacious lounge features a charming fireplace and bay window, creating a bright and relaxing space to unwind. The well-planned kitchen includes a double oven, and the impressive conservatory adds a versatile second living area ideal for dining, entertaining, or simply enjoying views of the garden.

Both bedrooms are well-proportioned, with built-in wardrobes to Bedroom 1, and a stylish walk-in shower room completes the internal accommodation. The property is well maintained and ready for its next owner to move straight in.

Externally, the home really shines with a detached garage, neat gardens, and the valuable benefit of being not overlooked, offering a peaceful and private setting.

Homes like this, in such a desirable position, are rarely available. Early viewing is highly recommended.



TOTAL: 70 m²
1st Floor: 70 m²
EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 6 m²

Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	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		
England & Wales	EU Directive 2002/91/EC	