



4 Paddock Close, DN5 8JD
£350,000 Offers In Region Of
Tenure Freehold

- **4 BEDROOM DETACHED FAMILY HOME**
- **BATHROOM & ADDITIONAL SHOWER ROOM**
- **DOUBLE GARAGE**
- **BUILT IN OVEN & HOB**
- **EXTERNAL GARDEN BUILDING**
- **MODERN KITCHEN**

Immaculate, Versatile Family Home in a Highly Sought-After Cul-de-Sac – No Chain

An exceptional opportunity to purchase this immaculate, move-in ready four-bedroom family home, perfectly positioned within a highly sought-after cul-de-sac, close to Cusworth Hall, Doncaster town centre, excellent motorway links and a wide range of local amenities.

Opportunities like this rarely come to market, particularly in such a desirable location and in such outstanding condition. Offered with no onward chain, this property is ideal for buyers seeking a smooth and stress-free move.

From the moment you step inside, the home impresses with its light, spacious and beautifully presented interiors. Designed with modern family living in mind, the layout offers a high level of flexibility rarely found in similar properties.

A standout feature is the ground floor bedroom, perfectly suited as a disability-friendly space, a teenager's retreat or even an additional reception room if required. This is complemented by a stylish and practical downstairs shower room.

At the heart of the home lies a stunning open-plan kitchen, dining and living space, a true hub for family life and entertaining. The contemporary kitchen is finished to a high standard, complete with an integral double oven and gas hob, seamlessly flowing into the dining and living areas to create a sociable and inviting environment.

A separate lounge, complete with a feature fire, offers a cosy and relaxing space to unwind, while the bright and welcoming hallway enhances the overall sense of space and quality throughout.

Upstairs, the property continues to deliver with a well-appointed family bathroom featuring a shower over the bath, a generous principal bedroom with built-in wardrobes, and two further well-proportioned bedrooms, ideal for growing families or those working from home.

Externally, the home is equally impressive. The low-maintenance garden provides a perfect outdoor space to enjoy without the upkeep, while the substantial external building offers endless possibilities, whether as a home office, bar, gym, playroom or creative studio.

The double garage adds further versatility, offering excellent storage or parking, with potential to be incorporated into the main house (subject to any necessary permissions). A generous driveway provides off-street parking for up to four vehicles. Homes of this calibre, combining immaculate presentation, flexible living space and a prime cul-de-sac location, are rarely



TOTAL: 94 m²
 GROUND FLOOR: 58 m², FIRST FLOOR: 36 m²
 EXCLUDED AREAS: BAY WINDOW: 1 m², WALLS: 9 m²

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	
England & Wales	EU Directive 2002/91/EC