



**66 Norman Crescent, DN5 8RU**

**£165,000 Offers In Region Of  
Tenure Freehold**

- **EASY ACCESS TO A1 MOTORWAY & NEARBY TRAIN STATION**
- **GREAT FAMILY HOME**
- **IDEAL FOR FIRST TIME BUYERS**
- **CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES**
- **GARAGE AND**

## Spacious Three-Bedroom Semi-Detached Family Home

Situated in the highly sought-after residential area of Scawsby, this attractive three-bedroom semi-detached home offers approximately 93.6 sq. m (1,008 sq. ft.) of well-planned living accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

Upon entering the property, you are welcomed by a bright entrance hall leading to a comfortable lounge, perfect for relaxing and entertaining. To the rear of the property is a spacious open-plan kitchen, dining and family area, creating the heart of the home. This versatile space provides ample room for modern family living and benefits from patio doors opening onto the rear garden, allowing plenty of natural light to flow through. An understairs storage cupboard and integral garage provide excellent additional storage solutions.

The first floor offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families of all sizes.

Externally, the property boasts a generous rear garden, ideal for children, pets, and outdoor entertaining, together with a block-paved driveway providing off-road parking and access to the integral garage.

### Location

Norman Crescent enjoys a desirable position within the popular suburb of Scawsby, one of Doncaster's most established residential areas. The location is particularly attractive for families, benefiting from a range of highly regarded primary and secondary schools nearby. Excellent local amenities, including supermarkets, shops, cafés, healthcare facilities and leisure amenities, are all within easy reach.

For commuters, the property offers convenient access to the A1(M), M18 and wider motorway network, making travel throughout Yorkshire and beyond straightforward. Doncaster city centre and railway station are also easily accessible, providing direct rail connections to Leeds, Sheffield, York and London.

Combining spacious accommodation, excellent local amenities and superb transport links, this fantastic home presents a wonderful opportunity to secure a property in one of Doncaster's most popular residential locations.

Early viewing is highly recommended.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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