



**3 Stayers Road, DN4 7FJ**

**£260,000 Offers Invited**

**Tenure Freehold**

- Downstairs WC
- Prime Location
- Remaining New Build Warranty
- En Suite
- Detached
- Garage
- Off Road Parking
- Landscaped Garden

Experience the perfect blend of convenience, comfort, and style in this stunning two storey property boasting 86 square meters of tasteful and move-in ready family home. The layout features a well-equipped kitchen with a stove and space for an American Fridge Freezer, a cozy living room and a practical WC on the ground floor. On the first floor there are three spacious bedrooms and two well appointed bathrooms, one being an en suite to the master bedroom and the other a generous family bathroom featuring a bath and a shower, ensuring ample space and convenience.

This superb detached property is only 7 years old and therefore benefits from remaining NHBC warranty. The property also boasts off road parking and a separate garage. The rear enclosed garden is beautifully landscaped with raised patio in Indian stone and a lovely lawned area making it appealing to families with children or those looking for entertaining space.

Nestled in an attractive location, this home benefits from close proximity to popular local attractions including the Yorkshire Wildlife Park for nature lovers and the Doncaster Dome for leisure and entertainment. Don't miss out on this excellent opportunity to live comfortably while staying connected to the best of the area. Call Welcome Homes to arrange a viewing.



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	94
(92- A	
(81-91) B	83
(69-80) C	
(55-68) D	
(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