



**5 Colchester Court Scawsby, DN5 8NT**

**£198,000 Offers In Region Of  
Tenure Freehold**


- **Stunning Kitchen**
- **Newly installed fitted wardrobes**
- **Minutes drive away from the A1 Motorway Network.**
- **EPC in progress**
- **Perfect Family Living Space**
- **Short walk to school and local amenities**
- **Fenced and Turfed**

Experience contemporary living in this beautiful semi detached, two-floor home spanning 95 square meters. The first floor welcomes you with a sun-drenched sunroom leading to the private enclosed garden, a modern well-equipped kitchen featuring a stove, a Belfast sink offering classic elegance with modern functionality, integrated appliances and oak worktops, there is also a spacious lounge and dining room perfect for family gatherings or cosy nights in.

Ascend to the second floor to discover three generously sized bedrooms, the master with newly installed stunning fitted wardrobes, and a pristine contemporary yet timeless bathroom. This house boasts 3 bedrooms and 1 bathroom in total, making it a perfect abode for families or professionals seeking a blend of comfort and function. The home's efficient layout optimizes space, lending a larger feel and has plenty of room for personalised decor or storage.

This property is ideally situated for the fantastic local amenities, Cusworth Country Park, and a stone's throw to two reputable schools. In addition, it is perfectly located to access the excellent transport links - just a two-minute drive to the A1 and 10 minutes drive into Doncaster Town Centre with its superb train and transport links.

A viewing is a must to appreciate this large family home in one of the most desirable locations in Doncaster. Be quick, homes of this kind do not last long in the market. Be quick, homes of this kind do not last long in the market.

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	
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