



3 Pembroke Rise, DN5 8PP
£175,000 Offers In Region Of
Tenure Freehold

- Perfect Family Home
- Conservatory
- Situated in a quiet cul-de-sac
- Integral garage
- Utility Room
- Walking distance to Cusworth Hall, Museum and Park
- Minutes drive away from the A1

Welcome Homes are delighted to present this charismatic three-bedroom semi-detached property to the market that is situated within walking distance of Cusworth Hall and Country Park as well as another local park and other local amenities.

On entering the property there is a small entrance porch leading to an inviting lounge with a fabulous bay window allowing plenty of light to flood through. Complete with a its stylish multi fuel burner, perfect for family time, during the chilly winters. Adjacent to the living room, the sunroom serves as the ideal retreat for relaxing moments while basking in the day's natural light. The kitchen is fitted with high-quality wooden wall and base units, kardean flooring and granite worktops. To the right of the kitchen there is a useful utility area and access into the generously sized garage.

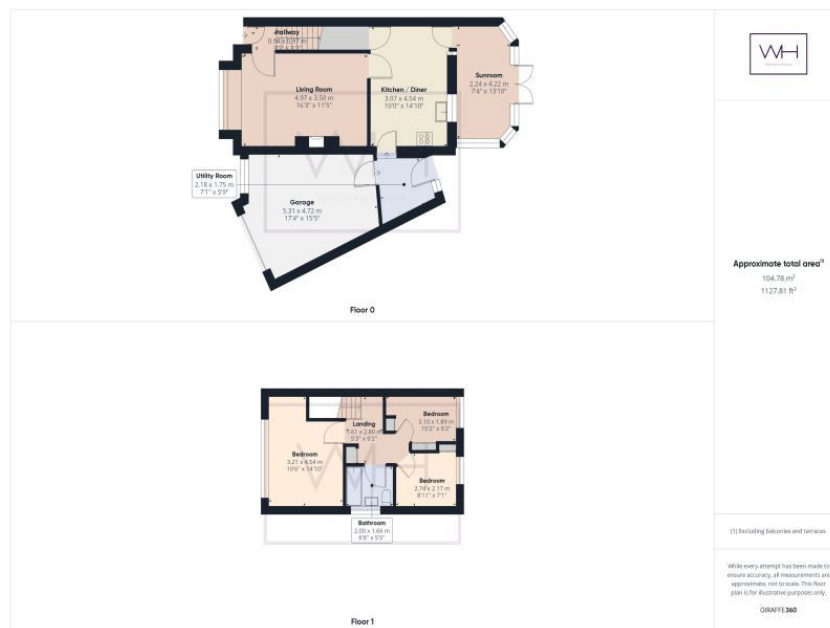
As you ascend to the first floor, an efficiently designed setup awaits. This level features three good sized bedrooms, providing the perfect sanctuary for restful slumbers and a well-appointed bathroom complete with a soothing bath.

Filled with warmth and tasteful touches, this property offers the perfect blend of style and functionality. Experience the comfort of home in this perfect family abode.

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 spacious family home in one of the most desirable locations in Doncaster.



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	83
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC