



115 Stonehill Rise, DN5 9ES
£235,000 Offers In Region Of
Tenure Freehold

- Popular Residential Area
- Short walk to school and local amenities
- Potential for extension subject to planning
- Boiler Serviced Annually
- No Chain

Welcome Homes are delighted to present 115 Stonehill Rise in the popular residential area of Scawthorpe to the open market. A larger than average, three-bedroom single storey marvel spanning over a total area of 100.0 square meters. Well-presented and situated on a generous corner plot offering plenty of kerb side appeal.

This lovely property offers a well-planned floor layout which includes a good sized practical and functional kitchen / dining area equipped with a gas stove and cupboards a plenty. The property benefits from a combination boiler and a newly fitted bathroom with the comfort of a shower. There is a generous master bedroom with step in bay window and practical fitted wardrobes. There are a further two bedrooms / multipurpose rooms, providing plenty of flexibility to the layout of this lovely family home, catering to your individual needs, be it a study, a home office, nursery or even a hobby room.

The large southwest facing living room, again with step in bay fulfils your need for a convivial space, well-suited for families, hosting and entertaining guests. The property also boasts a relaxing sunroom, bathing the home with ample natural light and warmth, perfect for your morning coffee or evening read.

To the outside the property is situated on a generous plot with a Southwest facing aspect. The generous gardens offer a great deal of privacy, are well maintained and provide several spaces around the property for all your outdoor needs. The property also boasts an adjoining garage with new roof and plenty of off-road parking.

A haven of practicality and charm, this home serves as an impeccable setting for a quality lifestyle that harmonises comfort and convenience. Enjoying a fantastic location situated in the popular residential area of Scawthorpe, with lots of kerb side appeal and the opportunity to develop further, subject to any planning required. This beautifully presented property offers easy access to a wealth of local amenities all within walking distance and the excellent transport links that Doncaster has to offer.



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	80
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC