













62 Tenter Balk Lane, DN6 7EF £255,000 GuidePrice Tenure Freehold

- Unexpectedly back on the market
- Purpose-built garden studio with annexe potential
- Private, lowmaintenance, expansive garden
- Beautifully presented3-bed family home
- Downstairs WC and

Guide Price: £255,000 – £265,000

Beautiful Family Home with Kerb Appeal, Private Garden & Garden Studio with Annexe Potential Unexpectedly back on the market, this beautifully presented family home combines standout kerb appeal with stylish interiors, flexible living space, and a prime position on Tenter Balk Lane — one of the area's most sought-after and well-connected addresses. Thoughtfully renovated and rich in lifestyle appeal, it offers excellent access to local amenities, just two minutes from the A1 and five minutes from Adwick train station, providing direct links to Doncaster, Leeds and beyond.

To the front, a concrete imprint block-paved driveway provides generous parking and leads to a powered garage with additional front storage, ideal for bikes, tools, or bins. Inside, a welcoming hallway flows through well-planned spaces designed with family life in mind.

The bright lounge enjoys a step-in bay window and a bespoke statement media wall, creating a warm, contemporary place to unwind. To the rear, the open-plan dining kitchen forms the heart of the home - sleek, modern, and opening effortlessly into the fully insulated conservatory, ideal for entertaining or everyday living. A downstairs WC and utility area add convenience.

Upstairs, three well-proportioned bedrooms are served by a modern family bathroom featuring a P-shaped bath and stylish vanity unit.

Outside, the private rear garden offers peace and seclusion, backing onto open school fields with no properties behind. A generous lawn and multiple seating zones make it perfect for dining, relaxing, or entertaining outdoors.

At the far end of the garden lies a standout feature — a bespoke, purpose-built garden studio with full alarm, CCTV, intercom access and annexe potential. Currently a fully equipped salon with treatment room and nail bar, it could easily



