



20 Hamilton Mews, DN4 5DL
£220,000 Offers In Region Of
Tenure Leasehold

- **GARAGE**
- **FOUR BEDROOMS**
- **MASTER SUITE**
- **OPEN PLAN LIVING**
- **STRONG RETURNS**
c.5.5%–6.3%
- **EXCELLENT LOCATION**
CLOSE TO TOWN
CENTRE
- **VACANT & READY**

A beautifully spacious four-bedroom end townhouse offering modern, flexible living across three floors, perfect for families or first-time buyers looking for room to grow.

The ground floor features a welcoming lounge, an open-plan kitchen and dining area with French doors opening onto the garden, ideal for family meals or entertaining, along with a convenient downstairs WC. On the first floor are three well-proportioned bedrooms and a contemporary family bathroom, while the entire top floor is dedicated to a generous master suite complete with en suite shower room, fitted wardrobe, and additional storage, a private retreat with lovely views over Doncaster.

Outside, the home enjoys a private rear garden and off-road parking, providing both comfort and practicality for everyday living.

Perfectly positioned near Doncaster town centre, the Racecourse, and excellent motorway connections, the location offers the best of convenience and lifestyle, with great schools, amenities, and green spaces close by. Offered with no onward chain, this property is ready to move straight into, an ideal choice for those seeking a modern home in a well-connected DN4 setting.

Contact Welcome Homes today to arrange a viewing on 01302 391302!



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	86
(69-80) C	76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC