



**49 The Sycamores, DN5 7UH**  
**£299,950 Offers Invited**  
**Tenure Freehold**

- Beautiful Views
- Garage
- Downstairs WC
- Prime Location
- Immaculate home
- Rare Opportunity
- Beautiful, well appointed home
- En Suite
- Bi-fold doors leading out to beautiful

Welcome Homes are proud to present this beautiful family home in an outstanding and highly sought after area to the market. This contemporary and spacious home has an impressive frontage and plenty of kerb side appeal built in a stunning stone construction, offering plenty of off road parking and overlooking fields to the front.

Stylishly finished throughout this property has a generous entrance hall and a flowing layout. There is a downstairs WC to the left as you enter the property and the large kitchen diner is to the right. The open plan lounge has bi-fold doors out onto the same level decking area and a beautiful landscaped garden. The lounge also has a modern focal fireplace and an L-shaped layout leading back to the hallway creating an effortless flow to the property, further highlighted by the wooden floor fitted throughout. The kitchen is fitted with high quality wall and base units and there is ample space for a dining area.

Upstairs there are four great sized bedrooms, again all stylishly finished to a high standard. The master bedroom benefits from fitted wardrobes and there is also an undoubtedly generous en suite shower room. The family bathroom is also sizeable with a separate shower cubicle and an exquisite jacuzzi bath.

The location and in particular the outlook of this property is second to none and enjoys a prestigious position in this much coveted and tree lined estate. Needless to say, this is a rare opportunity as properties seldom become available here, nestled within a quiet cul-de-sac and is perfectly located for a wealth of local amenities, outdoor green space including Brodsworth Hall and Cusworth Country Park, reputable schools and fabulous transport links with the A1.

Don't miss this opportunity - call Welcome Homes Sales Team to book your viewing today.

A viewing is a must to appreciate this beautiful, appointed family home in one of the most desirable locations in Doncaster.



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	82
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC