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HOME BUILDERS**
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Top Road, Doncaster

£399,950

LAST PLOT REMAINING - 3Keys Property are delighted to offer to the open sales market this beautifully designed luxury, 5 bedroom executive detached family home on the new Honeysuckle development on Top Road situated in the heart of Barnby Dun village. The Buckingham Plot 5, is one of the largest of the five family homes being built on this exclusive development which will be ready in Spring 2022. Viewing is highly recommended and is available 7 days a week via the agent. The property briefly comprises of a large welcoming hallway, lounge, open plan fully fitted kitchen with integrated appliances and family room/diner with aluminium bi-fold doors, utility room, downstairs WC, master bedroom with en suite, four further bedrooms, large family bathroom, gardens to front and rear, driveway and garage. The property benefits from network cables and aerial points in all bedrooms and living areas. The property is located within easy reach of the M18 as well as public transport links, reputable schools and many local amenities.

- **HIGH QUALITY NEW BUILD 5 BEDROOM EXECUTIVE DETACHED FAMILY HOME**
- **SELECTION OF KITCHENS TO CHOOSE FROM WITH INTEGRATED KITCHEN APPLIANCES INCLUDING DISHWASHER, FRIDGE AND FREEZER.**
- **MASTER BEDROOM WITH FULLY TILED ENSUITE**
- **SOUGHT AFTER RESIDENTIAL AREA**
- **GREAT LOCATION FOR TRANSPORT LINKS**
- **OPEN PLAN FULLY FITTED KITCHEN AND FAMILY ROOM/DINER**
- **UTILITY ROOM WITH INTEGRATED WASHING MACHINE AND DRYER AND UNDERFLOOR HEATING TO GROUND FLOOR**
- **PATIO AND LAID TO LAWN GARDEN**
- **CONVENIENTLY LOCATED FOR SCHOOLS AND AMENITIES**
- **GARAGE WITH MOTORISED DOOR AND DRIVEWAY WITH GATES**

ENTRANCE HALLWAY

Mainly laid to lawn front garden gives access through the composite front door into the hallway leading to the lounge, kitchen/family room, downstairs WC and stairs to the first-floor accommodation. LED down lights, underfloor heating and the floor is finished with tiles.

LOUNGE

3.835m x 4.815m (12' 7" x 15' 10") A spacious lounge with two front aspect windows, LED down lighting, underfloor heating and finished with fitted carpet.

KITCHEN

3.30m x 4.34m (10' 10" x 14' 3") Open plan kitchen with a selection of fully fitted kitchens and splashbacks to choose from. All kitchens have base and wall units, island unit as well as integrated appliances to include electric oven and hob, extractor hood, microwave/plate warmer, dishwasher, fridge, freezer, Monaco boiling hot water tap, LED down lighting and underfloor heating. The kitchen offers a great view onto the rear garden through a rear aspect window and there is a door leading to the utility room. The floor is finished with tiles. (The photograph of the kitchen shows the proposed layout and is one of the options available).

UTILITY ROOM

Good size utility room with floor and wall units, integrated washing machine and dryer, underfloor heating, LED down lighting, floor tiles and access to garage. Sink unit is optional extra.

FAMILY ROOM/DINER

3.34m x 4.34m (10' 11" x 14' 3") This area of the kitchen provides the perfect space to enjoy family living/dining, with aluminium bi-fold doors onto the rear garden and under stairs storage cupboard, LED down lighting, underfloor heating and tiled floor.

DOWNSTAIRS WC

Fully tiled with front aspect satin window, vanity unit with basin, WC, LED down lighting, underfloor heating and tiled floor.

LANDING

Offering access to all 5 bedrooms, family bathroom, loft space, storage cupboard, LED down lighting, white radiator, side aspect window and finished with carpet

MASTER BEDROOM

3.69m x 4.87m (12' 1" x 16' 0") A large master bedroom with front aspect window, white radiator and finished with fitted carpet. Access to the en suite.

EN SUITE

Fully tiled with large walk-in shower, hand basin with vanity unit, WC, illuminated demister mirror with shaving socket, LED down lighting, chrome towel rail, extractor fan, tiled floor and front aspect satin glass window.

BEDROOM 2

3.02m x 3.83m (9' 11" x 12' 7") Double bedroom with large window overlooking the rear garden, white radiator and finished with a fitted carpet.

BEDROOM 3

3.49m x 3.39m (11' 5" x 11' 1") Double bedroom with rear aspect window, white radiator and finished with a fitted carpet.

BEDROOM 4

3.09m x 3.39m (10' 2" x 11' 1") Double bedroom with rear aspect window, white radiator and finished with a fitted carpet.

BEDROOM 5

3.28m x 2.04m (10' 9" x 6' 8") Good size 5th Bedroom with front aspect window, white

radiator and finished with a fitted carpet.

FAMILY BATHROOM

Fully fitted family bathroom offers a white bathtub, walk-in shower, W/C and vanity unit with hand basin, chrome towel rail, illuminated demister mirror with shaving socket, front aspect satin glass window, LED down lighting, extractor fan and finished with a tiled floor.

EXTERNALLY

Large laid to lawn front garden with shrub borders and wrought iron fencing. The rear garden is south west facing with a patio area and mostly laid to lawn, block paved driveway with 2 additional car parking spaces providing plenty of space for car parking, an outside hot and cold water tap, external electric double socket and a brick wall provides privacy with access to the driveway which is secured with gates.

GARAGE

Block paved driveway leading to garage with motorised sectional door. Front aspect satin window overlooking garden, strip light fitting and electrical sockets.

ADDITIONAL INFORMATION

Optional extras

1. Choose your own kitchen from a selection of options as standard.
 2. Gates to plot 5 can be motorised at an additional cost.
 3. Choose from a selection of Bathroom and En-suite tiles at no extra cost.
- Developer can only offer these options in relation to the timeline of the build. Additional upgrades available. Please enquire for further details.

Council Tax Band – E

EPC rating – TBC

Tenure – Freehold

3 KEYS PROPERTY DISCLAIMER Whilst every care has been taken in the preparation of these sales particulars, if there are any points upon which you are relying, please confirm them with the Developer before viewing or especially before reserving a plot. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or reserving a plot and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may not be exact. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

To reserve a plot, please contact 3Keys Property who will explain the process and availability.



GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ.FT.
(84.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 894 SQ.FT.
(83.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1801 SQ.FT. (167.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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