



## Holly Terrace, Doncaster

£250,000

### 3 DOUBLE BEDROOM DETACHED FAMILY HOME

3Keys property are delighted to offer this beautiful property to the open market. An extended 3 bedroom detached property with ample living accommodation and a beautiful traditional, well stocked, English garden. This property benefits from newly fitted kitchen and bathrooms, utility and downstairs WC as well as an en-suite to the guest bedroom. The detached garage has been converted into a living space providing a range of options from study, garden room, sun room. This property is ideally located for commuters

- 3 BEDROOM EXTENDED DETACHED FAMILY HOME
- OPEN PLAN DINING ROOM AND CONSERVATORY ONTO REAR GARDEN
- SEPARATE LOUNGE WITH BAY WINDOW
- SPACIOUS FAMILY BATHROOM WITH SPA BATH AND WALK-IN SHOWER
- BEAUTIFUL FULLY FITTED STYLISH KITCHEN WITH NEFF INTEGRATED APPLIANCES
- DOWNSTAIRS WC WITH UTILITY
- MASTER BEDROOM WITH ENSUITE
- LARGE LANDSCAPED, WELL STOCKED REAR GARDEN WITH PATIO

## PORCH

Double doors lead into the porch area which has shelving, single pendant light fitting and tiled floor. Door leading to entrance hall.

## ENTRANCE HALL

Single pendant light fitting, radiator, wood effect laminate floor and under stairs storage cupboard.

## LOUNGE

4.13m x 3.64m (13' 7" x 11' 11") Front aspect bay window, stone feature fireplace, single pendant light fitting, radiator, carpet to floor.

## DINING ROOM/OPEN PLAN CONSERVATORY

3.26m x 6.21m (10' 8" x 20' 4") Two single pendant light fittings, one with a fan, two radiators, wood effect laminate floor, French doors leading onto rear garden patio. Door leading to kitchen.

## KITCHEN

2.39m x 4.12m (7' 10" x 13' 6") Fully fitted kitchen with a range of cream high gloss floor and wall units with black sparkle Quartz worktops, Neff integrated double oven, microwave, 5 ring gas hob with extractor hood, dishwasher, side and rear aspect windows, tiled floor and led down lighting.

## UTILITY/WC

2.39m x 1.73m (7' 10" x 5' 8") Side aspect obscure glass window, wc, hand basin, wall unit and work top, plumbing for washing machine and space for dryer, single pendant light fitting, radiator, tiled floor and fully tiled walls.

## LANDING

Spacious landing with storage cupboards, access to loft, side aspect window, single pendant light fitting, radiator and carpet to floor.



GROUND FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1309 SQ.FT. (121.6 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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