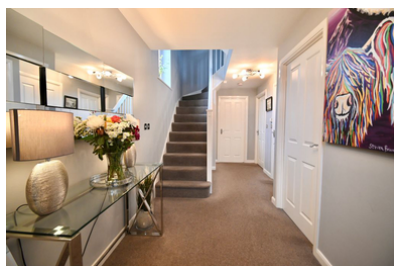


Anson Grove
Auckley
DN9 3QN
01302 867888



Rydal Drive, Doncaster

£320,000

3Keys Property are delighted to offer for sale this stunning 4 double bedroom semi detached town house situated in the highly popular Lakeside, Doncaster. The property is offered in immaculate condition with 3 modern bathrooms and a utility room. With a contemporary fully fitted kitchen with diner and a spacious lounge/dining room and vendor owned solar panels, this property ticks all the boxes for the growing family. Ideally situated close to a huge range of local amenities from restaurants and shops to cinema and leisure centre, lakeside walks and easy access to the M18 motorway. To view this beautiful family home, contact 3Keys Property today 01302 867888.

- 4 DOUBLE BEDROOM FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- BALCONY TO FIRST FLOOR
- MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE
- DETACHED GARAGE WITH DRIVEWAY

- HIGHLY DESIRABLE LAKESIDE AREA, DONCASTER
- FULLY FITTED HIGH GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- 3 BATHROOMS AND UTILITY
- LARGE LOUNGE/DINER WITH JULIETTE BALCONY
- SUPERB ACCESS TO M18/M1 AND A1 MOTORWAYS AND LOCAL TRANSPORT NETWORK LINKS

GROUND FLOOR ACCOMMODATION

HALLWAY

Large spacious hallway welcomes you to this beautiful property, carpet to floor, 2 storage cupboards, 2 single pendant light fittings, radiator and access to Bedroom no 2, Jack & Jill ensuite, bedroom 4/further reception room and utility.

BEDROOM 2

2.98m x 3.81m (9' 9" x 12' 6") A large double bedroom with front aspect windows, carpet to floor, single pendant light fitting and radiator. There is access from the bedroom to the Jack & Jill ensuite.

JACK & JILL SHOWER ROOM

2.75m x 1.43m (9' 0" x 4' 8") White suite comprising walk in shower, hand basin and wc. Part tiled walls and fully tiled floor, radiator and downlighting. There are 2 access door, one to bedroom no 2 and the other to the hallway.

BEDROOM 4/FURTHER RECEPTION ROOM

2.84m x 3.37m (9' 4" x 11' 1") This room is currently used as a second lounge. Rear aspect French doors leading to patio, carpet to floor, radiator and single pendant light fitting.

UTILITY

2.00m x 2.33m (6' 7" x 7' 8") Good size utility room with rear access door to garden. Fitted with floor units and contrasting worktop, tiled splash backs, sink unit with drainer and mixer tap, plumbing for washing machine, space for dryer, tiled floor, radiator and single pendant light fitting.

FIRST FLOOR ACCOMMODATION

KITCHEN/DINER

4.92m x 3.55m (16' 2" x 11' 8") reducing to 4.92m x 2.33m (16' 2" x 7' 8") A stunning kitchen with a range of fitted high gloss floor and wall units with contrasting granite worktops, integrated appliances to include double oven, stainless steel 5 ring gas hob, extractor hood, fridge, freezer and dishwasher. The floor is fitted with contemporary white high gloss tiles, French doors open onto a balcony overlooking the rear garden, where you can sit out and enjoy the fresh air, rear aspect window and downlighting. There is also dining space for table and chairs.

LOUNGE/DINER

4.93m x 3.55m (16' 2" x 11' 8") 2.62m x 5.34m (8' 7" x 17' 6") L shaped spacious lounge/diner with front aspect window and a set of French doors with Juliette balcony, carpet to floor, 3 single pendant light fittings and 2 radiators.

FIRST FLOOR LANDING

Carpet to floor, side aspect window, radiator and single pendant light fitting.

SECOND FLOOR ACCOMMODATION

MASTER BEDROOM

4.93m x 3.56m (16' 2" x 11' 8") Maximum measurements - With 2 front aspect windows, grey wood effect laminate floor, 3 double fitted wardrobes, radiator, single pendant fan light fitting and access to ensuite bathroom.



ENSUITE BATHROOM

2.97m x 2.14m (9' 9" x 7' 0") reducing to 2.97m x 1.66m (9' 9" x 5' 5") A large bathroom with white suite comprising bath tub, hand basin, wc and walk in shower. Part tiled walls with tiled floor, downlighting and radiator.

SECOND FLOOR LANDING

With side aspect window, carpet to floor, radiator and single pendant light fitting. There is also access to a full loft.

EXTERNAL

To the front of this grand property is a low maintenance decorative stone garden with shrub borders. Paving stones provide a path from the front of the property to the rear which can be accessed via a secure gate. The fully enclosed rear garden has 2 separate patios and benefits from artificial grass. There is also a further access gate to the driveway and detached garage which has an up and over door, power and lighting.

This property is located in the highly desirable and sought after Lakeside area, Doncaster. Close to many amenities which include restaurants, cinema, leisure centre, bowling alley and more as well as being within walking distance of the beautiful lake and its surrounds. Easy access to the motorway networks which is a bonus for those commuting in and out of Doncaster and ideally situated for local transport links in and around Doncaster.

To view this superb family home, call 3Keys Property today 01302 867888

ADDITIONAL INFORMATION

Council Tax Band – D
EPC rating – TBC
Tenure – Freehold - Maintenance fee for development £90 pa approx.
SOLAR PANELS - Owned by the vendor

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. 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 making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check 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.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification

