

Anson Grove
Auckley
DN9 3QN
01302 867888

 3KeysProperty



Lower Pasture, Doncaster

£375,000

3Keys Property are pleased to present to the open sales market this spacious, well presented 4 bedroom detached family home in Blaxton, Doncaster. Situated on a corner plot within this popular development, the property benefits from 4 double bedrooms, master with ensuite and dressing room, utility, ground floor wc, an integral garage, driveway for several vehicles, immaculate rear garden with composite decking and low maintenance borders. This property will not fail to impress, inside and outside and must be viewed to be appreciated. Contact 3Keys Property today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- UTILITY ROOM & DOWNSTAIRS WC
- WELL PRESENTED THROUGHOUT
- MASTER BEDROOM WITH WALK IN WARDROBE & ENSUITE
- POPULAR VILLAGE LOCATION WITH SOUGHT AFTER SCHOOLS
- 3 RECEPTION ROOMS
- INTEGRAL GARAGE AND DRIVEWAY FOR SEVERAL CARS
- LOW MAINTENANCE IMMACULATE GARDENS TO FRONT AND REAR.
- 4 DOUBLE BEDROOMS
- MUST BE VIEWED

PROPERTY DESCRIPTION

3Keys Property are pleased to present to the open sales market this spacious, 4 bedroom executive style detached family home in Blaxton, Doncaster. Situated on a corner plot within this popular development, the property briefly comprises of: spacious entrance hallway, front facing lounge, fitted kitchen leading to a utility area, dining room with french doors onto patio, large conservatory, 4 double bedrooms including master with dressing room and newly renovated ensuite and family bathroom. Externally, there is an integral garage and driveway for several vehicles, immaculate rear garden with composite decking and low maintenance borders. The property is located close to local amenities and gives easy access to local transport links and the motorway network. This property will not fail to impress, inside and outside and must be viewed to be appreciated.

ENTRANCE HALLWAY

A grand entrance through the double front door, the welcoming hallway offers access to the lounge, kitchen, downstairs W/C, understairs storage and stairs leading to the first floor. Finished with tiled flooring, single pendant light fitting and central heating radiator.

LOUNGE

3.58m x 5.47m (11' 9" x 17' 11") A spacious formal bay fronted lounge with side bay window and double doors leading to the dining room. Finished with carpet to the floor, 2 single pendant light fittings and central heating radiator.

DINING ROOM

3.38m x 3.57m (11' 1" x 11' 9") A formal dining room with patio doors leading onto the patio and garden beyond, access to the kitchen, conservator and lounge. Finished with carpet to the floor, single pendant light fitting and central heating radiator.

KITCHEN

4.5m x 2.87m (14' 9" x 9' 5") 4.5m x 5.49m (14' 9" x 18' 0") The kitchen, with rear facing window offers a mix of painted wood, wall and base units, contrasting worktop and tiled splash back. Integrated appliances include a double oven, hob, extractor fan and dishwasher. Finished with tiled flooring, spot lighting and central heating radiator.

UTILITY ROOM

2.53m x 2.94m (8' 4" x 9' 8") Opening from the kitchen, the utility space with rear aspect window and side access door onto the patio area, offering base units and space for a fridge/freezer, plumbing for a washing machine. Finished with tiled flooring, spot lighting and central heating radiator.

CONSERVATORY

3.58m x 4.0m (11' 9" x 13' 1") A further reception room to this spacious family home, the conservatory with patio doors onto the patio and garden beyond. Finished with tiled flooring, wall lighting and central heating radiator.

DOWNSTAIRS W/C

2.48m x 0.82m (8' 2" x 2' 8") A fully tiled downstairs W/C with hand basin, sensor wall and ceiling lighting and central heating radiator.

MASTER BEDROOM

4.30m x 3.60m (14' 1" x 11' 10") A front facing master bedroom with 2 windows and spacious, fully fitted, walk in wardrobe offers a great space for relaxing. Finished with carpet, pendant fan light and central heating radiator

EN SUITE

2.67m x 1.75m (8' 9" x 5' 9") Having recently undergone a full renovation, the large than average, fully tiled ensuite with bathtub with overhead shower, vanity hand basin and W/C. Finished with pendant light fitting and central heating radiator.

BEDROOM 2

3.44m x 3.53m (11' 3" x 11' 7") A front facing double bedroom with fitted wardrobe. Finished with carpet, pendant fan light and central heating radiator.

BEDROOM 3

3.20m x 3.46m (10' 6" x 11' 4") A rear facing double bedroom. Finished with carpet, single pendant lighting and central heating radiator.

BEDROOM 4

2.55m x 2.94m (8' 4" x 9' 8") A final, rear facing double bedroom. Finished with carpet, single pendant lighting and central heating radiator.

FAMILY BATHROOM

2.32m x 1.70m (7' 7" x 5' 7") A partially tiled family bathroom with bathtub, hand basin and W/C. Finished with carpet, single pendant light fitting and central heating radiator.

EXTERIOR

This executive family home, boasts a generous corner plot with a blocked paved drive for several vehicles, integral single garage and gardens to front, side and rear. The gardens are immaculate and spacious and the rear garden benefits from composite decking and low maintenance boarders. There is a separate store and playhouse. The property is located on a popular development within walking distance to local amenities and the local primary school. Local transport links open up access to a secondary school and 6th form collage and a short drive opens up the Great Yorkshire Way and access to the M18/A1 motorway networks.

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – D

Tenure – Freehold

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 by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR



1ST FLOOR



15, LOWER PASTURE, DONCASTER DN9 3RF

Whilst every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of areas, volumes, levels and other facts are approximate and responsibility is placed on the buyer. Prospective purchasers should verify the information contained here and should be advised to consult their own professional advisers. The services, systems and appliances shown here are not intended to be used for any purpose other than that for which they are intended. We are not responsible for efficiency or the quality of work.

