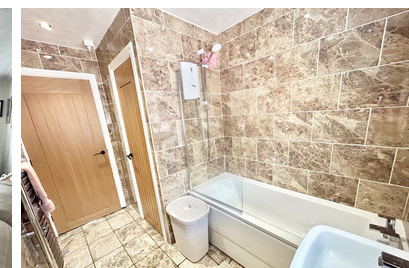
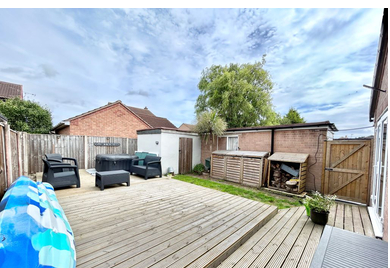


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Summerfields Drive, Doncaster

£235,000

3Keys Property are delighted to present to the open sales market this 3 bedroom detached bungalow in Blaxton, Doncaster. Situated on a quiet cul de sac the property briefly comprises of: entrance hallway, modern kitchen, lounge with bay fronted window, 3 bedrooms and fully tiled bathroom. The property benefits from spacious parking to the front and side, leading to a detached garage with brick store and rear garden with decking area and lawn. Situated on a popular development, Blaxton offers great motorway access to the M18/A1 networks and is within the catchment area for sought after primary and secondary schools. This property must be viewed, call 01302 867888.

- **DETACHED BUNGALOW**
- **SPACIOUS LOUNGE**
- **MODERN KITCHEN**
- **DETACHED GARAGE**
- **MUST BE VIEWED**

- **3 BEDROOMS**
- **FULLY TILED BATHROOM**
- **PLENTY OF PARKING TO THE FRONT**
- **QUIET CUL DE SAC LOCATION**
- **CALL 3KEYS PROPERTY TO VIEW 01302 867888**

## ENTRANCE HALLWAY

A spacious entrance hallway offering access to the kitchen and lounge. A door leads into a further hallway offering access to the bedrooms and bathroom. Benefiting from a storage cupboard, 2 pendant light fittings, central heating radiator and carpet to the floor.

## LOUNGE

3.25m x 6.35m (10' 8" x 20' 10") A spacious lounge with open doorway from the hallway, feature solid fuel fireplace and bay fronted window. Finished with 2 pendant light fittings, central heating radiator and carpet to the floor.

## KITCHEN

2.66m x 4.01m (8' 9" x 13' 2") A modern cream shaker style kitchen with granite effect worksurface. Benefiting from induction hob, extractor fan, oven and dishwasher. Space for an American style fridge freezer and washing machine. A front and side aspect window and finished with pendant light fitting and tiles to the floor.

## BEDROOM 1

2.62m x 3.75m (8' 7" x 12' 4") (measurements not into wardrobes) A rear aspect bedroom with fitted wardrobes. Finished with single pendant light fitting, central heating radiator and carpet to the floor.

## BEDROOM 2

2.76m x 3.10m (9' 1" x 10' 2") Currently used as a dining room, with a door leading to the rear garden. Finished with single pendant light fitting, central heating radiator and wood effect flooring.

## BEDROOM 3

3.24m x 3.32m (10' 8" x 10' 11") (measurements into wardrobes) A final, side aspect, double bedroom with fitted wardrobes. Finished with single pendant light fitting, central heating radiator and carpet to the floor.

## BATHROOM

2.00m x 3.26m (6' 7" x 10' 8") A modern, fully tiled bathroom with bathtub, overhead shower, hand basin and W/C. A side aspect obscure glass window, storage cupboard and finished with single pendant light fitting and chrome towel rail.

## EXTERIOR

Situated towards the end of a quiet cul de sac, the bungalow offers plentiful off street parking on the slate effect concrete drive,

leading to a detached garage with electric up and over door. A secure rear garden with large decked area, lawn area and brick store. Blaxton offers great motorway access to the M18/A1 networks and is within the catchment area for sought after primary and secondary schools. There is a convenience store in near by Finningley and Auckley which also benefit from local amenities such as pubs, cafes and doctors surgery.

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – E

Tenure – Freehold

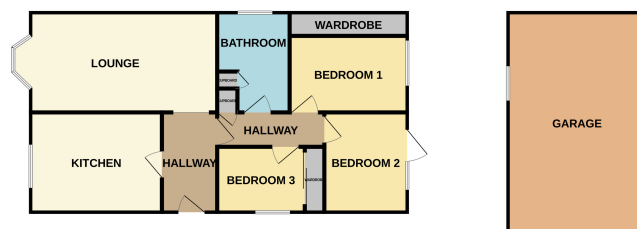
## DISCLAIMER

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation, efficiency or life span.  
Mark Wainwright (2023)

