



## Vulcan Mews, Doncaster

**£249,950**

3Keys Property are delighted to present to the open sales market, this immaculately presented 4 bedroom link-detached family home in Auckley, Doncaster. Situated on this popular development, the property offers spacious living accommodation balanced well with 4 double bedrooms, detached garage and off street parking for 2 cars. The property is conveniently located for local amenities, schools and motorway networks. Viewings are available via 3Keys Property 01302 867888.

- **LINK DETACHED FAMILY HOME**
- **3 RECEPTION ROOMS**
- **4 DOUBLE BEDROOMS**
- **WELL PRESENTED THROUGHOUT**
- **GROUND FLOOR WC**
- **DETACHED GARAGE & PARKING FOR 2 CARS**
- **MODERN KITCHEN WITH UTILITY**
- **MASTER BEDROOM WITH EN SUITE**
- **CONSERVATORY WITH FRENCH DOORS ONTO PATIO**
- **CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE**

## PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market, this 4 bedroom link-detached family home in Ackley, Doncaster, situated on a popular development close to local amenities, schools and motorway networks.

This wonderful family home is in ready to move into condition and offers ample living space which is balanced well with 4 double bedrooms, making this the perfect choice for a growing family.

Accommodation briefly comprises of a welcoming entrance hallway which leads to the kitchen, dining room and lounge. The front facing modern kitchen with mix of wall and base units offers integrated appliances including fridge, dishwasher, extractor fan and there is space for a large range cooker. The kitchen leads to a utility room with plumbing for washing machine and further units with worktops. There is access to the ground floor W/C from the utility. A bright conservatory offers a further reception room and leads into the rear garden. A front facing dining room with bay window and rear facing lounge complete the accommodation to the ground floor.

Stairs lead to a spacious landing with rear facing window, 4 double bedrooms and the family bathroom. An impressive front facing master bedroom with en suite offering a walk in shower, hand basin and W/C. There are 2 further front facing double bedrooms and a final, rear facing double bedroom. The partially tiled family bathroom offers a bathtub with over head shower, hand basin and W/C. There is a storage cupboard on the landing and access to the boarded loft space via loft ladder.

To the rear of the property is a low maintenance, secure garden with patio area and lawn. There is off street parking for 2 cars and a detached garage with rear access door.

This family home is well maintained throughout and is in ready to move into condition. To view, please call 3Keys Property on 01302 867888.

### ENTRANCE HALLWAY

#### LOUNGE

4.61m x 3.64m (15' 1" x 11' 11")

#### DINING ROOM

4.34m x 2.48m (14' 3" x 8' 2")

#### KITCHEN

3.74m x 2.99m (12' 3" x 9' 10")

#### UTILITY ROOM

2.36m x 1.85m (7' 9" x 6' 1")

#### CONSERVATORY

#### W/C

#### BEDROOM 1

3.05m x 4.28m (10' 0" x 14' 1") ( Maximum bedroom measurements not taking into consideration the hallway)



### EN SUITE

1.31m x 3.12m (4' 4" x 10' 3")

### BEDROOM 2

4.52m x 3.94m (14' 10" x 12' 11") (maximum measurements)

### BEDROOM 3

2.81m x 3.71m (9' 3" x 12' 2")

### BEDROOM 4

3.64m x 2.98m (11' 11" x 9' 9")

### FAMILY BATHROOM

2.48m x 2.03m (8' 2" x 6' 8")

### ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

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 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.

### 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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other features are approximate and should not be relied upon for any constructional purposes. This plan is for illustrative purposes only and should not be used as such to any prospective purchaser. The dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.  
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