

Anson Grove
Auckley
DN9 3QN
01302 867888



Davy Road, Doncaster

£260,000

3Keys Property are delighted to present to the open sales market this immaculate, 4 bedroom detached family home in Rossington, Doncaster. Situated on a popular new development, this spacious family home is ready to move into and has been upgraded throughout. Not your typical 'new build' home, the attention to detail and extras included in this property is incredible. Briefly comprising of: entrance hallway, front aspect lounge with built in media wall with modern feature fire, high specification kitchen/diner with patio doors onto the landscaped garden, utility room and downstairs W/C. Upstairs there are 4 double bedrooms with en suite to the master and family bathroom. There is a driveway for 2 vehicles and integral garage. The property is located on the outskirts of Rossington with access to a supermarket, the Great Yorkshire Way and iPort. There is further development in the area to include a country park. Viewings are essential and are available via the agent 7 days a week.

- 4 BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH EN SUITE
- DRIVEWAY FOR TWO CARS AND INTEGRAL GARAGE
- MUST BE VIEWED TO BE APPRECIATED
- CLOSE TO LOCAL AMENITIES
- IMMACULATE CONDITION THROUGHOUT
- LANDSCAPED FRONT & REAR GARDENS
- HIGH SPECIFICATION FITTED KITCHEN WITH APPLIANCES
- POPULAR NEW DEVELOPMENT
- VIEWINGS AVAILABLE 7 DAYS THROUGH THE AGENT

LOUNGE

4.51m x 3.50m (14' 10" x 11' 6")

KITCHEN/DINER

3.05m x 5.43m (10' 0" x 17' 10")

UTILITY ROOM

1.610m x 1.67m (5' 3" x 5' 6")

W/C

0.91m x 1.69m (3' 0" x 5' 7")

MASTER BEDROOM

3.87m x 3.51m (12' 8" x 11' 6")

EN SUITE

2.23m x 1.26m (7' 4" x 4' 2")

BEDROOM 2

3.88m x 2.66m (12' 9" x 8' 9")

BEDROOM 3

3.78m x 2.49m (12' 5" x 8' 2")

BEDROOM 4

3.74m x 2.59m (12' 3" x 8' 6")

FAMILY BATHROOM

2.11m x 1.93m (6' 11" x 6' 4")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – B

Tenure – Freehold

Annual maintenance fee - £125

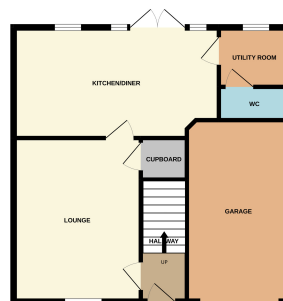
DISCLAIMER

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 Adviser, in confidence, in order that we may

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements of walls, windows, doors etc) any other errors are deemed to be the responsibility of the buyer. The plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, appliances and fixtures shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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