

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Primrose Gardens, Doncaster

£275,000

3Keys Property are delighted to present to the open sales market this 3 bedroom detached family home in Auckley, Doncaster. Immaculately presented throughout, the property briefly comprises of: entrance hallway, lounge, kitchen/diner, utility and downstairs W/C. 3 bedrooms including master bedroom with en suite and family bathroom. There is parking for 2 cars to the front and a south facing rear garden. This modern detached family home is located on a popular new development and offers easy access to local amenities, schools and motorway networks. For viewings, call 3Keys Property on 01302 867888.

- **3 BEDROOM DETACHED FAMILY HOME**
- **MASTER BEDROOM WITH EN SUITE**
- **KITCHEN/DINER WITH BI FOLDING DOORS ONTO THE GARDEN**
- **PARKING FOR 2 CARS**
- **CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE**

- **POPULAR AUCKLEY DEVELOPMENT**
- **DOWNSTAIRS UTILITY AND WC**
- **FRONT FACING LOUNGE**
- **SOUTH FACING GARDEN**
- **LOCATED CLOSE TO AMENITIES WITH EASY ACCESS TO LOCAL TRANSPORT & A1 MOTORWAY LINKS**

## PROPERTY DESCRIPTION

### GROUND FLOOR

A welcoming, open plan entrance hallway leads to the front facing lounge and rear facing kitchen/diner and access to the utility room and W/C. The entrance hallway offers access to the first floor and benefits from 2 storage cupboards, finished with Karndean flooring that runs throughout the ground floor, central heating radiator and single pendant light fittings. A front facing lounge finished with single pendant light fitting and central heating radiator. The modern kitchen/diner offers a mix of wall and base units with contrasting work surface, benefiting from a central island and space for a dining table. The kitchen offers a range of integral appliances including oven, microwave, hob, extractor fan, fridge/freezer, dishwasher and stainless steel sink. Bi folding doors open on to the south facing rear garden and patio area. The kitchen/diner is finished with 2 single pendant light fittings and central heating radiator. From the hallway is a utility room with plumbing for a washing machine, single pendant light fitting and central heating radiator. From the utility is the downstairs W/C with side aspect obscure glass window, hand basin and W/C. Finished with a single pendant light fitting and central heating radiator.

### FIRST FLOOR

The stairs lead up to the landing space with access to the 3 bedrooms and family bathroom. There is loft access, finished with carpet, single pendant light fitting and central heating radiator. A spacious front facing master bedroom benefits from fitted wardrobes. Finished with carpet, single pendant light fitting and central heating radiator. A partially tiled ensuite with front facing obscure glass window offers a fully tiled walk in shower, hand basin and W/C. Finished with luxury vinyl flooring, chrome towel radiator and covered single pendant light fitting. Bedroom 2 is a rear facing double bedroom with fitted wardrobes. Finished with carpet, central heating radiator and single pendant light fitting. A final rear facing double bedroom, finished with carpet, central heating radiator and single pendant light fitting. The partially tiled family bathroom with side facing obscure glass window offers a bathtub with over head shower, hand basin and W/C. Finished with luxury vinyl flooring, chrome towel radiator and covered single pendant light fitting.

### EXTERNALLY

The property benefits from having a side by side, double drive for 2 cars and lawn area. A side gate leads to the south facing rear garden with patio area and lawn. The property is located on a new development, with green areas, easy access to local amenities including convenience stores, cafes and a short walk to local primary and secondary schools as well as a 6th form college. Yorkshire Wildlife Park is also within walking distance and the Great Yorkshire Way offers access to the M18 and A1 motorway networks.

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

### DISCLAIMER

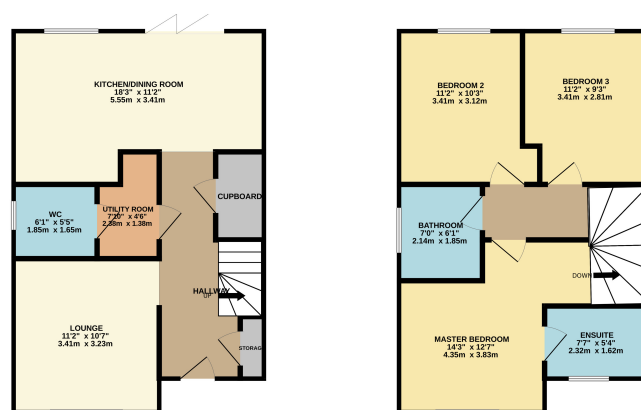
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### Offer Procedure

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  
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq. ft. (90.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures throughout these 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 guidance only and should not be used as a basis for any prospective purchase. This is an offer, subject to the applicable provisions of the relevant law and to the guarantee as to their operability, efficiency and for goods made with Mervac Group.

