

Anson Grove
Auckley
DN9 3QN
01302 867888



Foxglove Drive, Doncaster

£257,000

3Keys Property are delighted to present to the open sales market, this 3 bedroom detached family home on a popular new development in Auckley, Doncaster. Situated on a corner position and overlooking what will be a green space, this open plan modern home is in move in to condition. Briefly comprising of: entrance, lounge, kitchen/diner, downstairs cloakroom/WC, utility cupboard, 3 bedrooms including bedroom 1 with ensuite and family bathroom. There is a secure garden to the side and a driveway for 2 cars. Perfectly situated within walking distance of local amenities, schools and 6th form college, this property must be viewed. Call 3Keys Property on 01302 867888 to view.

- 3 BEDROOM DETACHED FAMILY HOME
- MODERN OPEN PLAN LIVING
- DOWNSTAIRS CLOAKROOM/WC
- DRIVEWAY FOR 2 CARS
- CLOSE TO AMENITIES AND LOCAL TRANSPORT LINKS
- NEW BUILD DEVELOPMENT
- PRINCIPLE BEDROOM WITH ENSUITE
- CORNER POSITION OVERLOOKING THE GREEN AREA
- READY TO MOVE INTO CONDITION
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE

PROPERTY DESCRIPTION

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GROUND FLOOR

This modern, open plan home offers a spacious entrance hall which gives access to a kitchen/dining area and spacious lounge with bi fold doors overlooking garden. Wood effect flooring runs throughout the ground floor creating a stylish, seamless space. The modern, sleek matt grey kitchen with contrasting concrete worktops offers a range of integral appliances including oven, hob, microwave, extractor fan, fridge/freezer and dishwasher. There is a large bay window overlooking what will be the green area and a front facing window. A large utility cupboard space has plumbing for a washing machine and tumble dryer and offers plentiful storage with the utilities hidden away. The room is finished with 2 single pendant light fittings and central heating radiator.

A lounge area with front facing window offers bi-fold doors into the garden allowing the inside and outside spaces to flow together. Stairs lead to the first floor accommodation and is finished with a single pendant light fitting and central heating radiator. Accessed from the hallway there is a large part tiled cloak room/WC with hand basin, single pendant light fitting, central heating radiator and vinyl flooring. There is also a large separate storage cupboard in the hallway.

FIRST FLOOR

Stairs lead up to the landing space with access to the 3 bedrooms and family bathroom. There is a storage cupboard, loft access and is finished with carpet, single pendant light fitting and central heating radiator. A spacious side facing principle bedroom is 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 vinyl flooring, radiator and single pendant light fitting. Bedroom 2 is a front facing double bedroom with another side aspect window, finished with carpet, central heating radiator and single pendant light fitting. A final front facing 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 vinyl flooring, radiator and single pendant light fitting.

EXTERNALLY

Located on a corner position, this modern home boasts kerb appeal. There is grass, mature borders and a pathway leading to the front door. The garden can be accessed from the lounge and has a patio area and grass lawn. The garden can also be accessed from the front of the property via a side gate. There is a driveway with parking for 2 cars. The property is located on a new development with green areas and 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.

KITCHEN/DINER

3.24m x 5.02m (10' 8" x 16' 6")

LOUNGE

2.46m x 5.02m (8' 1" x 16' 6")

CLOAK ROOM/WC

1.85m x 1.55m (6' 1" x 5' 1")

UTILITY

1.58m x 0.88m (5' 2" x 2' 11")

PRINCIPLE BEDROOM

3.63m x 3.50m (11' 11" x 11' 6")

EN SUITE

2.24m x 1.43m (7' 4" x 4' 8")

BEDROOM 2

3.02m x 2.57m (9' 11" x 8' 5")

BEDROOM 3

2.95m x 2.57m (9' 8" x 8' 5")

BATHROOM

1.94m x 2.36m (6' 4" x 7' 9")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

Estate maintenance fee - TBC - not in effect or confirmed with the developer as yet

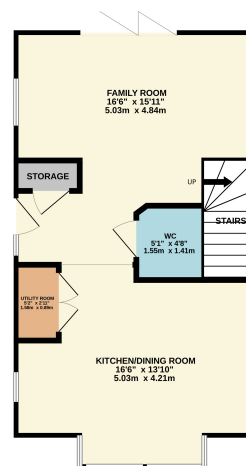
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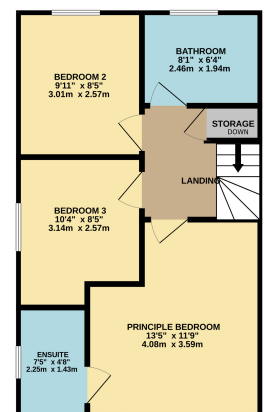
Offer Procedure

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
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures throughout this leaflet, measurements of sites, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should be used as a guide to any prospective purchaser. The information, drawings and specifications contained herein have been prepared to the best of our ability and efficiency can be guaranteed.

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