

Anson Grove
Auckley
DN9 3QN
01302 867888

 3KeysProperty



Ravenswood Drive, Doncaster

£275,000

3Keys Property are delighted to present to the open sales marker, this 3 double bedroom detached bungalow situated in the heart of Auckley village, Doncaster. In addition to 3 double bedrooms, this property has a spacious lounge/dining room, a good size kitchen and family bathroom. Benefitting from a detached garage and plenty of parking space, the bungalow is offered with no onward chain. Contact 3Keys Property for details 01302 867888.

- **DETACHED BUNGALOW**
- **POPULAR AUCKLEY VILLAGE LOCATION**
- **DETACHED DOUBLE GARAGE WITH DRIVEWAY FOR 4 CARS**
- **FRONT & REAR GARDENS**
- **MUST BE VIEWED**
- **3 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE AND DINING AREA**
- **FULLY TILED BATHROOM WITH OVERHEAD SHOWER**
- **WALKING DISTANCE TO LOCAL AMENITIES**
- **NO ONWARD CHAIN**

PROPERTY DESCRIPTION

The main entrance to the bungalow is situated on the side of the property off the driveway and leads into a welcoming entrance hallway. The hallway offers access to all 3 bedrooms, the bathroom, kitchen and lounge. There is carpet to floor, 2 single pendant light fittings, a store cupboard, and access to the loft with ladder.

The kitchen is fully fitted with floor and wall units and contrasting worktops. Appliances include oven, hob, extractor hood, fridge/freezer, and plumbing for washing machine and tumble dryer. There is a side aspect window and side access door which has a path leading to the front and rear garden and mature borders. The kitchen is mostly tiled, with a serving hatch into the dining room, storage cupboard which houses the boiler and is finished with vinyl flooring, radiator and a strip light.

The lounge is a really good size and has a front aspect bow window, feature fireplace, carpet to floor, single pendant light fitting and radiator. The lounge opens into a dining area which is also front aspect and has a serving hatch into the kitchen, finished with carpet to floor, radiator and single pendant light fitting.

Bedroom 1 has a rear aspect window and benefits from fitted bedroom furniture, carpet to floor, radiator and single pendant light fitting. Bedroom 2 is a double bedroom with rear aspect window and fitted bedroom furniture, carpet to floor, radiator and single pendant light fitting. Bedroom 3 is double bedroom and has a side aspect window, carpet to floor, radiator and single pendant light fitting.

The fully tiled bathroom offers a bathtub with overhead shower, sink, W/C and large storage cupboard. Finished with vinyl flooring, radiator, single pendant light fitting and side aspect obscured glass window.

EXTERNAL

To the front of the property is a large grass lawn with flower area with mature shrubs and trees. There is a large driveway which runs down the side of the property and can fit up to 4 cars for parking. There is access to the rear of the property via a secure gate from both sides of the bungalow and a detached garage. The garage has an up and over door with power and lighting.

The spacious rear garden is mainly laid to lawn with patio area and a storage shed behind the garage. The garden is well stocked with mature shrubs and trees.

Auckley is a highly sought after village on the outskirts of Doncaster. Surrounded by farm land, woods and with a lovely river walk, there is plenty of areas to explore. Also within close distance to local amenities such as a pharmacist, doctors surgery, hair salon, convenience store, church and an award winning fish and chip shop. There are many other amenities and the Yorkshire Wildlife Park is in walking distance or a short drive away. There is easy access to the motorway network and the area is well serviced with public transport and highly sought after schools and 6th form college.

HALLWAY

3.71m x 4.19m (12' 2" x 13' 9") (MAXIMUM MEASUREMENTS)

LOUNGE

3.54m x 5.11m (11' 7" x 16' 9")

DINING AREA

3.49m x 3.13m (11' 5" x 10' 3")

KITCHEN

3.59m x 2.97m (11' 9" x 9' 9")

BEDROOM 1

3.28m x 3.83m (10' 9" x 12' 7") (INTO FITTED WARDROBES)

BEDROOM 2

3.56m x 2.98m (11' 8" x 9' 9")

BEDROOM 3

2.71m x 2.68m (8' 11" x 8' 10")

BATHROOM

3.51m x 2.24m (11' 6" x 7' 4")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

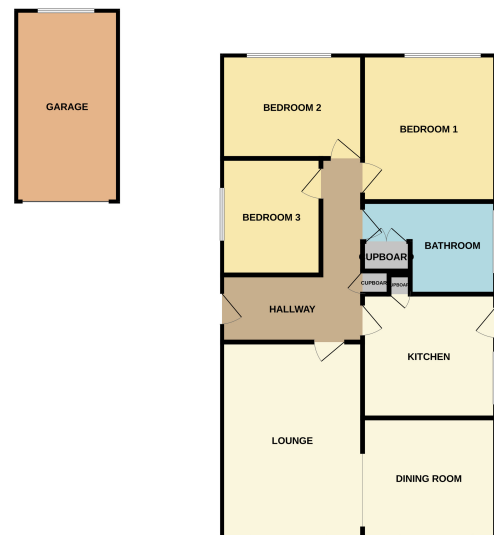
DISCLAIMER

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



28 RAVENSWOOD DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate. Please note that any other than the approximate measurements shown on this plan are not to be relied upon. The plan is for illustrative purposes only and should be used in conjunction with the property particulars. The actual structure and dimensions shown here are based on the plan and the purchaser should verify the accuracy of the plan and the dimensions shown.

