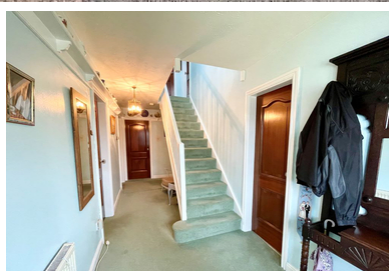


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



# Summerfields Drive, Doncaster

£389,950

3Keys Property are delighted to offer for sale WITH NO ONWARD CHAIN, this well presented, 4 double bedroom detached family home, situated on a large corner plot with private landscaped gardens on this popular development in Blaxton, Doncaster. A first floor extension over the double garage provides a large Principal bedroom with walk in wardrobe and ensuite. 3 further double bedrooms with fitted wardrobes offer a perfect balance to the spacious living accommodation on the ground floor which has 4 reception rooms, fitted kitchen, utility room and wc. The property would benefit from some updating to the kitchen and bathrooms and offers the perfect opportunity to put your stamp on this incredible family home. To view this property, call 3Keys Property today 01302 867888

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION ROOMS WHICH INCLUDE A SUN ROOM.
- FAMILY BATHROOM WITH BATH AND WALK IN SHOWER
- DOUBLE DETACHED GARAGE WITH DRIVEWAY FOR AT LEAST 2 CARS
- EXTENDED OVER THE DOUBLE GARAGE
- LARGE CORNER PLOT WITH PRIVATE LANDSCAPED GARDENS
- LARGE PRINCIPAL BEDROOM WITH ENSUITE & WALK IN WARDROBE
- UTILITY ROOM & DOWNSTAIRS WC
- ELECTRIC CAR CHARGING POINT & SOLAR PANELS TO HEAT WATER
- EASY ACCESS TO LOCAL MOTORWAY NETWORKS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale, this well presented, 4 double bedroom detached family home, situated on a large corner plot with private landscaped gardens on this popular development in Blaxton, Doncaster. A first floor extension over the double garage provides a large Principal bedroom with walk in wardrobe and ensuite. 3 further double bedrooms with fitted wardrobes offer a perfect balance to the spacious living accommodation on the ground floor which has 4 reception rooms, fitted kitchen, utility room and wc. The property would benefit from some updating to the kitchen and bathrooms and offers the perfect opportunity to put your stamp on this incredible family home.

Accommodation briefly comprises: Porch, entrance hall, lounge, dining room, sun room, breakfasting room, kitchen, utility, rear porch, ground floor WC, landing, principal bedroom with ensuite and walk in wardrobe, private study/ dressing room, 3 further double bedrooms and family bathroom. To the front of the property is a driveway for 3 cars and access to the double garage. Being on a corner plot, the property benefits from an extensive garden to both the front, side and rear with the rear garden benefiting from the sun until the evening. The property has solar panels owned by the vendor which are used to heat the water and an electric car charging point. The property is well located for access to the motorway network and local transport links. To view, call 3Keys Property today 01302 867888.

GROUND FLOOR

Front porch with wall light and carpet to floor, gives access to the entrance hall. The entrance hall has carpet fitted to floor, radiator and single pendant light fitting. The lounge, kitchen, dining room and ground floor wc can be accessed from the hallway.

The lounge is front aspect with carpet to floor, radiator, 2 x single pendant light fittings and rear aspect sliding doors which lead to sunroom.

The sunroom provides the perfect place to sit, relax and enjoy the beautiful private garden. With an insulated roof, 2 skylights, radiator, led downlighting and carpet fitted to floor. There are French doors onto the garden.

Dining room is front aspect with radiator, single pendant light fitting and fitted carpet to floor.

Rear aspect kitchen is fully tiled with fitted floor and wall units, sink unit, radiator, wood effect laminate floor, rear aspect window and single pendant light fitting. Door leading to utility which has the same wood effect laminate floor as the kitchen, rear aspect window and door to rear porch. There is also a door to the integral garage. The porch gives access to the rear garden, there is a wall light and the floor has a vinyl covering.

A breakfasting room with laminate flooring, rear aspect window and single pendant light fitting.

WC is fully tiled with 2 rear aspect windows, separate room with hand basin and vinyl floor covering to both rooms.

FIRST FLOOR

Landing with front aspect feature window, carpet to floor, single pendant light fitting and access to loft which is fully boarded and has shelving for storage, light and loft ladder.

The large principal bedroom has both front and rear aspect windows, carpet to floor, radiator and 3 single pendant light fittings. There is access to the walk in wardrobe which has shelving and hanging rails.

Fully tiled ensuite bathroom with rear aspect window, a white suite comprising of a walk in shower, hand basin and wc. Heated towel rail, radiator, tiled floor and led down lighting.

Bedroom 2 is rear aspect with carpet to floor, radiator, single pendant light fitting and a range of fitted bedroom furniture. Bedroom 3 is also rear aspect with carpet to floor, radiator, single pendant light fitting and fitted wardrobes. Bedroom 4 is front aspect with carpet to floor, radiator, single pendant light fitting and fitted wardrobes.

Family bathroom is fully tiled with bath tub, walk in shower, hand basin and wc. There is a rear aspect window, heated towel rail, vinyl floor covering and single pendant light fitting.

EXTERNAL

This 4 bedroom detached family home sits on an impressive corner plot which provides gardens to 3 sides. The front is mainly laid to lawn with a driveway for 3 cars. The side and rear gardens are beautifully presented with a wide range of shrubs, trees and flowers. This south facing garden has a patio, vegetable patch and grass lawn, all carefully looked after. There is access to the front of the property from both sides of the property. In terms of location, the property offers easy access to the motorway networks and is in close proximity to local amenities with Walkers Nurseries around the corner. To view this family home, contact 3Keys Property today 01302 867888.

ENTRANCE HALL

PORCH

.99m x 2.17m (3' 3" x 7' 1")

LOUNGE

3.19m x 6.11m (10' 6" x 20' 1")

KITCHEN

2.55m x 3.4m (8' 4" x 11' 2")

UTILITY ROOM

2.14m x 2.82m (7' 0" x 9' 3")

BREAKFAST ROOM

2.42m x 2.51m (7' 11" x 8' 3")

DINING ROOM

2.56m x 3.78m (8' 5" x 12' 5")

SUN ROOM

2.87m x 4.91m (9' 5" x 16' 1")

LANDING

PRINCIPAL BEDROOM

3.1m x 6.15m (10' 2" x 20' 2") MIN MEASUREMENT

ENSUITE

2.31m x 2.30m (7' 7" x 7' 7")

WALK IN WARDROBE

2.31m x 2.20m (7' 7" x 7' 3")

BEDROOM STUDY/ DRESSING ROOM

2.17m x 2.54m (7' 1" x 8' 4")

BEDROOM 2

3.87m x 3.20m (12' 8" x 10' 6") MAX MEASUREMENT

BEDROOM 3

2.54m x 3.81m (8' 4" x 12' 6")

BEDROOM 4

2.16m x 4m (7' 1" x 13' 1")

BATHROOM

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: E

LOFT - Fully boarded with light and loft ladder.

HEATING - Gas central heating with conventional boiler installed in 2015 - gas fire and boiler serviced annually. Electric fuse box installed approximately 2/3 years ago.

SOLAR PANELS - Which heat the water only. Owned by vendor.

GARAGE - Double detached garage with power, lighting and electric car charging port.

PARKING - Driveway for 3 cars.

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



Whilst every attempt has been made to ensure the accuracy of the foregoing completed facts, measurements of plans, drawings, notes and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agents and electronic data base do not warrant and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor C1004