

Anson Grove
Auckley
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Pastures Grove, Doncaster
£280,000

3Keys Property are excited to present this spacious, 3 double bedroom detached dormer bungalow which is offered in immaculate condition, to the open sales market. Situated on a small exclusive development off Bawtry Road in Hatfield Woodhouse, this property provides accommodation for a wide range of buyers from those looking to downsize to suitable accommodation for later years or small families looking for a perfect base to bring up their children and commute to work/school. This property has gardens to the front and rear, a block paved driveway for up to 3 cars, detached garage with space for workshop. The property also benefits from a security alarm system. To view this property, contact 3Keys Property 01302 867888.

- 3 DOUBLE BEDROOM DETACHED DORMER BUNGALOW
- OFFERED IN IMMACULATE CONDITION THROUGHOUT
- GROUND FLOOR FAMILY BATHROOM THAT CAN BE CONVERTED TO A WET ROOM
- SHOWER ROOM ON 1ST FLOOR
- EXCLUSIVE DEVELOPMENT IN HATFIELD WOODHOUSE
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- BUILT IN 2017, STILL COVERED BY WARRANTY WHICH EXPIRES 2027
- MAIN BEDROOM TO THE GROUND FLOOR, 2 FURTHER BEDROOMS ON 1ST FLOOR
- LARGE DETACHED GARAGE WITH PEDESTRIAN DOOR, POWER SUPPLY AND ADDITIONAL STORAGE
- CLOSE TO LOCAL AMENITIES AND MOTORWAY ACCESS

PROPERTY DESCRIPTION

3Keys Property are excited to present this spacious, 3 double bedroom detached dormer bungalow offered in immaculate condition, to the open sales market. Situated on a small exclusive development off Bawtry Road in Hatfield Woodhouse, this property provides accommodation for a wide range of buyers such as those looking to downsize to suitable accommodation for their later years or small families looking for a perfect base to bring up their children and commute to work/school. This property benefits from gardens to the front and rear, a block paved driveway for up to 3 cars and detached garage with space for workshop.

Accommodation comprises of a level, wide entrance hallway which gives access to a front aspect lounge, dining room, double bedroom, ground floor family bathroom which has a level access shower tray fitted under the lino should a wet room be required in the future and fully fitted stylish kitchen with integrated oven, hob and extractor hood. On the first floor are 2 double bedrooms and a shower room. The front of the property has level paving which leads to the front door, grass lawn, access to the rear of the property and a block paved driveway provides parking for up to 3 cars. The south facing rear garden is mainly laid to lawn with shrub borders and small patio area. There is a side access pedestrian door to the detached garage which has an up and over door and benefits from power and lighting, workshop space and storage in the eaves.

The village of Hatfield Woodhouse is very popular due to it's semi rural landscape, friendly community, accessibility to amenities, highly sought after schools and easy access to the motorway network and city centre. The perfect village for all ages. To view this beautiful property, contact 3Keys Property today 01302 867888.

ACCOMMODATION

A wide spacious hallway giving access to all ground floor rooms and stairs to first floor. Carpet to floor, radiator, 2 single pendant light fittings and under stair store cupboard with light and radiator, a perfect place to hang coats and store shoes etc.

Front aspect lounge with carpet to floor, radiator and single pendant light fitting. There are large sliding doors which separate the lounge and dining room to suit your style.

Dining room with French doors onto the garden, carpet to floor, radiator and single pendant light fitting.

Shaker style fitted kitchen with a range of floor and wall units with contrasting worktops, integrated appliances include oven, hob and extractor hood, plumbing for washing machine and space for fridge freezer, side aspect door onto garden, rear aspect window, radiator, single pendant light fitting and vinyl floor covering.

Bedroom 1 is front aspect with a range of fitted wardrobes to one wall, fitted carpet, radiator and single pendant light fitting.

Part tiled family bathroom with white suite comprising bath tub, hand basin and wc, rear aspect window, radiator, fixed ceiling light fitting and vinyl floor covering. The bathroom has a level access shower tray fitted under the lino should a wet room be required in the future.

FIRST FLOOR

Bedroom 2 is a large double and has front aspect dormer window and rear aspect skylight, carpet, radiator and single pendant light fitting.

Bedroom 3 is also a double room and has a front aspect dormer window and rear aspect skylight, carpet, radiator and single pendant light fitting.

Shower room is part tiled with walk in shower, hand basin and wc. There is a rear aspect obscure glass window, radiator, fixed ceiling light fitting and vinyl floor covering.

EXTERNAL

The front of the property is a garden with grass lawn and level paving to front door providing easy access into the property. The south facing rear garden is mainly laid to lawn with shrub borders and a small patio area. There is a block paved driveway which provides parking for up to 3 cars. There is side access pedestrian door to detached garage which has an up and over door and benefits from power and lighting, workshop space and storage in the eaves.

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ENTRANCE HALLWAY

LOUNGE

3.53m x 3.29m (11' 7" x 10' 10")

DINING ROOM

3.53m x 2.97m (11' 7" x 9' 9")

KITCHEN

3.54m x 2.97m (11' 7" x 9' 9") MAXIMUM MEASUREMENT

FAMILY BATHROOM

1.98m x 2.46m (6' 6" x 8' 1")

BEDROOM 1 - GROUND FLOOR

3.55m x 3.29m (11' 8" x 10' 10")

LANDING TO FIRST FLOOR

BEDROOM 2 - FIRST FLOOR

4.69m x 4.33m (15' 5" x 14' 2") MAXIMUM MEASUREMENT

BEDROOM 3

3.59m x 4.32m (11' 9" x 14' 2") MAXIMUM MEASUREMENT

SHOWER ROOM

1.76m x 1.97m (5' 9" x 6' 6")

GARAGE

3.50m x 5.64m (11' 6" x 18' 6")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – B

Tenure – Freehold

Boiler - Combination boiler installed when property was built in 2017.

Garage - Detached with up and over door, pedestrian door, additional storage and workshop space, power and lighting,
Additional - External lights to front and rear of property and power sockets/water tap in garden.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of plots, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in aid to any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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