

Anson Grove
Auckley
DN9 3QN
01302 867888



Elm Drive, Doncaster

£335,000

3Keys Property are excited to offer this extended 3 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Finningley, Doncaster, this property also benefits from a secure rear garden, summer house, driveway for 3 cars and an integral garage. To view this beautiful Bungalow, contact 3Keys Property today 01302 867888.

- 3 BEDROOM DETACHED BUNGALOW
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE & SPACIOUS FAMILY LIVING/DINING AREA
- INSULATED SUMMER HOUSE WITH POWER & LIGHTING
- REFURBISHED TO INCLUDE NEW WINDOWS, ELECTRICS & BATHROOM

- WELL PRESENTED THROUGHOUT
- EXTENDED TO THE REAR
- FAMILY BATHROOM WITH BATH & WALK IN SHOWER
- GARAGE AND PARKING FOR 3 CARS
- SECURE REAR GARDEN NOT OVERLOOKED

PROPERTY DESCRIPTION

3Keys Property are excited to offer this extended 3 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Finningley, Doncaster, this property also benefits from a secure rear garden, summer house, driveway for 3 cars and an integral garage.

Accommodation briefly comprises of a large entrance hall, spacious lounge/dining room with extension to the rear which provides space for a snug/office or further dining room, fitted kitchen with integrated appliances, utility room with access to garage, WC with hand basin, family bathroom with bath tub and walk in shower, 2 large double bedrooms and 1 small double bedroom.

To the front of the property is a large gravelled driveway providing space for 3 cars and landscaped with decorative stone and shrubs. To the rear of the property is a secure garden landscaped with decorative stone, grass lawn and shrubs. There is a garden room which is insulated and has power and lighting, this room is used as a snug/tv room but offers many possibilities depending on your needs.

ACCOMMODATION

Spacious entrance hall with wood floor, store cupboard for coats and shoes, further store cupboard for with shelving, radiator, loft access and single pendant light fitting. The hallway gives access to all rooms.

Large lounge/dining room with side aspect window, stone feature fireplace with multi fuel fire, wood flooring, radiator and 2 single pendant light fittings. The lounge leads to the open plan snug/office which has French doors onto the rear garden.

Fitted kitchen with solid oak floor and wall units, breakfast bar and work tops. Range oven and integrated fridge and wine cooler. Tiled floor, radiator, single pendant light fitting, rear aspect window and door to the utility room.

The utility room has a tiled floor, rear aspect French doors onto the garden and light fitting. This space is used as a sewing room and gives access to the garage and the WC which has a rear aspect window, hand basin, heated towel rail and single pendant light fitting.

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

Bedroom 2 is front aspect, wood effect laminate floor, radiator and single pendant light fitting.

Bedroom 3 is side aspect, carpet to floor, radiator and single pendant light fitting.

Family bathroom is mainly tiled with walk in shower, corner bath tub, hand basin and wc. There is a heated towel rail, 2 rear aspect windows, spot lighting and tiled floor.



EXTERNAL

The front of the property is landscaped with decorative stone and shrubs, there is a gravelled driveway which provides parking for 3 cars and access to the rear of the property. The rear garden is laid to lawn with shrub borders and decorative stone patio area. The garden benefits from an insulated summer room with power and lighting, currently used as a snug/tv room but could be used as an office or gym. The integral garage has an up and over door and benefits from power, lighting and plumbing for washing machine.

Finningley village is very popular due to it's semi rural landscape, friendly community, accessibility to amenities as well as highly sought after schools and 6th form college and easy access to the motorway network and city centre. The perfect village for all ages. To view this beautiful bungalow, contact 3Keys Property 01302 867888.

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

Heating - Gas central heating and conventional boiler

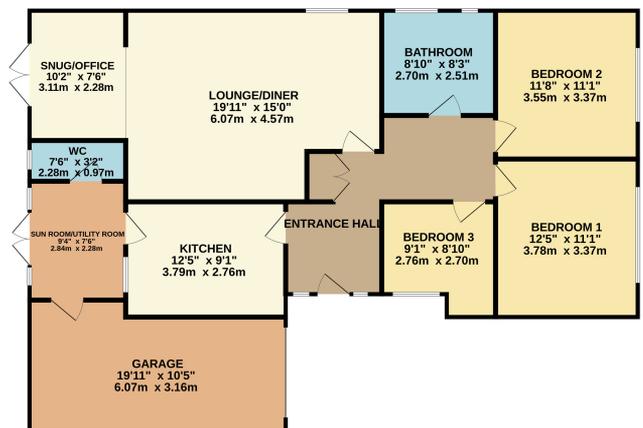
Loft - part boarded with lighting and loft ladder.

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

GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of actual dimensions should be taken prior to purchase and accepted in lieu of any errors or omissions. The services, systems and appliances shown herein are not guaranteed and no guarantee is given as to their operability or efficiency at the time of sale.
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