

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## St Peters Heights, Doncaster

£400,000

**\*\*\*GUIDE PRICE £400000 - £425000\*\*\*** 3Keys Property are delighted to offer for sale this beautiful 5 double bedroom detached family home, situated on the outskirts of the charming village of Old Edlington, Doncaster. With impressive, open aspect views of the countryside from the front of the property and a large, fully enclosed private rear garden, this property provides that semi rural feel with easy access to the motorway network and local amenities. With 3 reception rooms, 3 bathrooms, ground floor wc, utility, double garage, and driveway for 4 cars, this property ticks every box for the growing family. Contact 3Keys Property for details. 01302 867888

- BEAUTIFUL 5 BEDROOM DETACHED FAMILY HOME
- OFFERING STUNNING VIEWS WITH BEAUTIFUL REAR GARDEN
- 3 RECEPTION AREAS & 5 DOUBLE BEDROOMS
- GROUND FLOOR WC & UTILITY ROOM
- DOUBLE DETACHED GARAGE WITH DRIVEWAY FOR AT LEAST 3 CARS
- OLD EDLINGTON VILLAGE, DONCASTER
- STUNNING FITTED KITCHEN WITH GRANITE WORKTOPS
- 3 BATHROOMS AND UTILITY
- IMMACULATE CONDITION THROUGHOUT
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS



PROPERTY DESCRIPTION

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Accommodation comprises of an open plan entrance hall/ dining room, large double aspect lounge, stunning kitchen with breakfasting area and family room, utility room, and ground floor wc. The first floor accommodation has a principal bedroom with fitted wardrobes and ensuite bathroom, 2 further double bedrooms, family bathroom with walk in shower and bath tub, and stairs to 2nd floor. The 2nd floor has 2 double bedrooms, one with an ensuite bathroom.

To the front of the property is a low maintenance garden and paved driveway which sweeps to the side of the property leading to the detached garage and rear garden. The driveway provides parking for 3 cars. The rear garden is fully enclosed with conifers to the rear boundary. The garden is substantial and easily balances the internal accommodation this property has to offer. Landscaped with grass lawn, mature shrubs, trees and flowers, patio areas and a small pond. There are 2 external electric sockets, water tap and lighting to the rear garden.

The detached double garage has electric remote controlled doors, power, lighting and a pedestrian door to the garden. In addition to the garage is a concrete shed/workshop with power, situated behind the garage and accessed via the garden.

GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY/DINING ROOM A spacious hallway with tiled floor, single pendant light fitting, radiator x 2 and access to lounge, kitchen and downstairs WC. Stairs leading to 1st floor.

KITCHEN/BREAKFASTING ROOM A light, spacious, open plan kitchen with family area. Rear aspect window, side aspect French doors leading onto the patio. The kitchen is fitted with a range of modern floor and wall units with luxury granite worktops and breakfast bar. The kitchen benefits from a free standing Range style double oven and has 2 single pendant light fittings, designer radiator and access to the utility.

UTILITY ROOM Fitted with a range of floor and wall units, with plumbing for dishwasher, washing machine, and tumble dryer. Tiled floor, radiator and door leading to rear garden.

LOUNGE Front and rear aspect with French doors leading to garden, 2 single pendant light fittings, radiator x 2 and wood effect laminate floor.

DOWNSTAIRS WC -Fully tiled with WC, Hand basin, extractor fan, single pendant light fitting, designer radiator and tiles to floor.

1ST FLOOR ACCOMMODATION

1ST FLOOR LANDING Front aspect window, airing cupboard, 2 single pendant light fittings, radiator and carpet to floor.

PRINCIPAL BEDROOM A range of fitted wardrobes, front aspect window, single pendant light fitting, bedside wall lights, radiator and carpet to floor.

ENSUITE Rear aspect obscure glass window, walk in shower with glass screen, hand basin and vanity unit, wc, fully tiled walls, heated towel rail, led down lighting and tiles to floor.

BEDROOM 2 Double bedroom with fitted wardrobes, rear aspect window, single pendant light fitting, radiator and carpet to floor.

BEDROOM 3 Front aspect window, single pendant light fitting, radiator and carpet to floor.

FAMILY BATHROOM White bathroom suite comprising of a Jacuzzi style bath tub, walk in shower, glass shower, hand basin, wc, fully tiled walls, rear aspect obscure glass window, led down lighting, heated towel rail and tiles to floor.

2ND FLOOR ACCOMMODATION

2ND FLOOR LANDING Access to 2 further bedrooms, bathroom and storage cupboard, 1 single pendant light fitting, and carpet to floor.

BEDROOM 4. Front aspect dormer window, rear aspect skylight, single pendant light fitting, radiator and carpet to floor.

DOOR TO ENSUITE Part tiled with walk in shower, wc, hand basin, sky light, heated towel rail and spot lighting.

BEDROOM 5. Front aspect dormer window, rear aspect skylight, single pendant light fitting, radiator and carpet to floor.

EXTERNAL

This property is as beautiful on the outside as it is inside. Front garden is low maintenance with shrubs to border and paved pathway leads to the front door and borders the property to the front and rear. A large block paved driveway gives access to a double garage with remote controlled up and over door, power, lighting and a single pedestrian door leading into the rear garden. The driveway gives access to the rear garden via a secure gate.

The rear garden is substantial and landscaped with a mix of paving/patio, mature shrubs, trees and flowers, small fish pond, and grass lawn. The garden is fully enclosed with wood fencing and mature conifers to the rear. There is a water tap, 2 electric sockets and lighting.

Old Edlington village offers an idyllic place to live having a semi rural feel but within close distance to local amenities and motorway access. The village is close to highly sought after schools and excellent local transport links. To view this property, contact 3Keys Property today 01302 867888.

ENTRANCE HALL/DINING AREA

5.10m x 2.88m (16' 9" x 9' 5") MAX MEASUREMENTS



LOUNGE

3.50m x 3.80m (11' 6" x 12' 6")

KITCHEN

2.99m x 4.18m (9' 10" x 13' 9")

OPEN PLAN FAMILY ROOM

2.00m x 3.70m (6' 7" x 12' 2")

UTILITY ROOM

1.67m x 1.91m (5' 6" x 6' 3")

GROUND FLOOR WC

.70m x 1.91m (2' 4" x 6' 3")

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

3.59m x 4.97m (11' 9" x 16' 4")

ENSUITE

2.09m x 1.73m (6' 10" x 5' 8")

BEDROOM 2

3.05m x 2.95m (10' 0" x 9' 8") NOT INTO WARDROBES

BEDROOM 3

3.07m x 3.80m (10' 1" x 12' 6") MAX MEASUREMENTS

BATHROOM

3.29m x 2.48m (10' 10" x 8' 2") INTO SHOWER

2ND FLOOR LANDING

BEDROOM 4

3.90m x 3.90m (12' 10" x 12' 10") MAX MEASUREMENT NOT INTO DORMER

ENSUITE

1.00m x 2.39m (3' 3" x 7' 10")

BEDROOM 5

3.57m x 3.90m (11' 9" x 12' 10") NOT INTO DORMER

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

Boiler – Pressurised unvented cylinder system installed in 2021.

Garage - detached double garage with power, lighting, electric remote controlled doors and pedestrian access door.

Driveway - parking for 4 cars.

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

