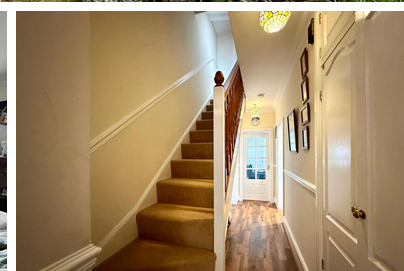
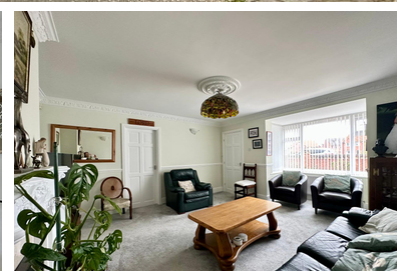


**Anson Grove
Auckley
DN9 3QN
01302 867888**



Doncaster Road, Doncaster
£294,000

3Keys Property are excited to offer this extended 4 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Hatfield, Doncaster, this property also benefits from a secure rear garden, summer house, driveway for up to 4 cars and a detached double garage. To view this well presented bungalow, contact 3Keys Property today 01302 867888.

- **4 BEDROOM DETACHED BUNGALOW**
- **2 FRONT ASPECT RECEPTION ROOMS**
- **3 BEDROOMS TO GROUND FLOOR, 1 TO FIRST FLOOR**
- **FAMILY BATHROOM WITH WALK IN SHOWER AND BATH TUB**
- **DOUBLE GARAGE WITH PARKING FOR UP 4 CARS**
- **WELL PRESENTED THROUGHOUT**
- **FULLY FITTED KITCHEN WITH BREAKFAST BAR**
- **ENSUITE TO PRINCIPAL BEDROOM**
- **EXTENDED TO PROVIDE ENSUITE AND UTILITY ROOM**
- **GARDEN CABIN CURRENTLY USED AS A SNUG**

PROPERTY DESCRIPTION

3Keys Property are excited to offer this well presented, extended 4 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Hatfield, Doncaster, this property also benefits from a secure rear garden, summer house, driveway for up to 4 cars and a detached double garage.

Accommodation briefly comprises of a entrance porch, spacious lounge, dining room, fitted kitchen, utility room with access to driveway, inner hallway, family bathroom with bath tub and walk in shower, 3 bedrooms and ensuite to main bedroom, stairs to 4th bedroom.

To the front of the property is a large driveway providing space for 3 cars and the garden is landscaped with decorative stone providing further parking if needed. To the rear of the property is a secure garden with grass lawn and shrubs. There is a garden room at the bottom of the garden is used as a snug but offers many possibilities depending on your needs. The double garage is detached and has a remote controlled door, side access pedestrian door, 2 side aspect windows, work bench, cupboards and shelving. The garage has power and lighting.

ACCOMMODATION

Entrance porch with tiled floor, single pendant light fitting and gives access to the lounge.

Large front aspect lounge with bay window, carpet to floor, radiator and 1 single pendant light fittings with 3 wall lights. There is access from the lounge to the front aspect dining room which also has a large bay window, fitted carpet, radiator and single pendant light fitting.

An inner hallway gives access to the kitchen, 3 bedrooms, utility room and family bathroom. There are also stairs which give access to the 4th bedroom which has been converted from the attic. The hallway has wood effect laminate floor, 3 single pendant light fittings, radiator and store cupboard.

Rear aspect fitted kitchen with a wide range of floor and wall units, breakfast bar and contrasting work tops. Range oven which the owner intends to leave behind, space for fridge freezer and plumbing for dishwasher. Laminate tiled floor, ducted air heating, spot lighting, and side aspect door to the driveway.

The utility room has a tiled floor, side aspect window and door giving access to the garden. There is plumbing for washing machine and space for tumble dryer, range of floor and wall units and work top with sink unit and spot lighting.

Bedroom 1 is rear aspect with fitted carpet, radiator and single pendant light fitting.

Ensuite has a walk in shower, hand basin and wc. Side aspect window, heated towel rail, spot lighting and vinyl floor covering.

Bedroom 2 is side aspect, with carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 3 is side aspect, with wood effect laminate floor, radiator and single pendant light fitting. This room is currently used as an office.

Family bathroom is fully tiled with walk in shower, bath tub, hand basin and wc. There is a heated towel rail, side aspect window, spot lighting and tiled floor.

Bedroom 4 has been converted from the attic and is access via a carpeted fixed staircase, with one skylight, carpet to floor, radiator and single pendant light fitting.

The village of Hatfield is very popular due to its semi rural landscape, friendly community, accessibility to amenities as well as easy access to the motorway network and city centre. The perfect village for all ages. To view this lovely bungalow, contact 3Keys Property 01302 867888.

ENTRANCE PORCH

LOUNGE

4.47m x 4.38m (14' 8" x 14' 4") NOT INTO BAY



DINING ROOM

3.26m x 4.15m (10' 8" x 13' 7")

KITCHEN/ BREAKFASTING ROOM

3.28m x 4.15m (10' 9" x 13' 7")

UTILITY

1.51m x 3.08m (4' 11" x 10' 1")

BEDROOM 1

3.72m x 4m (12' 2" x 13' 1")

ENSUITE

1.53m x 2.58m (5' 0" x 8' 6")

BEDROOM 2

2.55m x 3.28m (8' 4" x 10' 9")

BEDROOM 3

2.78m x 2.90m (9' 1" x 9' 6")

FAMILY BATHROOM

2.70m x 2.82m (8' 10" x 9' 3")

INNER HALLWAY

4TH BEDROOM

3.46m x 3.75m (11' 4" x 12' 4")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – D

Tenure – Freehold

Heating - Gas central heating system with combi boiler which was installed in 2020 and is serviced annually.

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 contained herein, measurements of above, below, above and any other items 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 as such by any prospective purchaser. The information, opinions and details herein have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 12/22