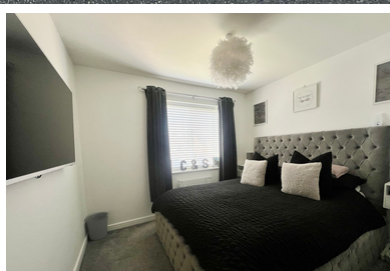
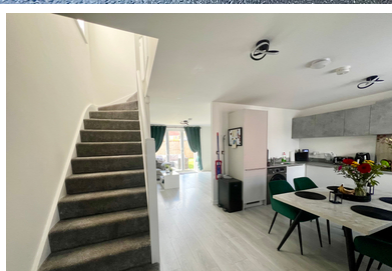


**Anson Grove
Auckley
DN9 3QN
01302 867888**



Foxglove Drive, Doncaster

£244,950

3Keys Property are delighted to offer to the open sales market this gorgeous, 3 bedroom detached property situated on a fantastic plot on the new Avant Homes development in Auckley, Doncaster. This property is presented in immaculate condition and is ideally located for local schools, amenities and transport links, offered with no chain. Please contact 3Keys Property for details 01302 867888.

- 3 BEDROOM DETACHED HOUSE
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH ENSUITE
- PRIVATE REAR GARDEN WITH PATIO AREA
- CLOSE TO AMENITIES, LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS

- MODERN OPEN PLAN LIVING
- GROUND FLOOR WC
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- DRIVEWAY
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE

PROPERTY DESCRIPTION

3Keys Property are delighted to offer to the sales market this gorgeous 3 bedroom detached property situated on a fantastic plot on the new Avant Homes development in Auckley, Doncaster, offered with no chain. Accommodation briefly comprises of; open plan kitchen / dining area with integrated appliances, downstairs W/C and lounge which is perfect for family life and entertaining benefitting from large bi-fold doors leading out onto the private garden. Open plan stairs lead to first floor landing off which are; the principal bedroom with ensuite shower room, two further bedrooms and a spacious family bathroom with shower over bath. Externally, the property benefits from a large driveway providing parking for 2 vehicles and an enclosed rear garden with shed & patio area. This property is perfectly located for local schools and amenities as well as offering excellent access to the motorway and local transport links.

GROUND FLOOR

This modern, open plan home offers an entrance, spacious kitchen / dining area and lounge with bi-fold doors overlooking the garden. Wood effect laminate flooring runs throughout the ground floor creating a stylish, seamless look. The modern, sleek, matt grey kitchen with contrasting worktops offers a range of integral appliances including oven, hob, microwave, extractor fan, and fridge freezer. The room is finished with 2 single pendant light fittings, central heating radiator, window to the front elevation and an open access stair case leading to the first floor.

The lounge area which is located to the rear of the property offers large bi-fold doors which lead onto the enclosed garden allowing the inside and outside areas to flow seamlessly. A single pendant light fitting and central heating radiator complete this room.

The ground floor also benefits from a W/C and convenient storage cupboard.

FIRST FLOOR

The landing provides access to the 3 bedrooms and family bathroom; there is also a storage cupboard and loft access hatch. The landing is finished with carpet, single pendant light fitting, central heating radiator and a window to the side elevation. A spacious rear facing principal bedroom is finished with carpet, single pendant light fitting, central heating radiator and window overlooking the rear garden. The principal bedroom benefits from a partially tiled ensuite which offers a fully tiled walk in shower, hand basin, W/C and finished with wood effect vinyl flooring, central heating radiator and single pendant light fitting. Bedroom 2 is a front facing double bedroom finished with carpet, central heating radiator and single pendant light fitting. Bedroom 3 is situated to the rear of the property and is finished with carpet, central heating radiator and single pendant light fitting. The partially tiled family bathroom, with a front facing obscure glass window, offers a bathtub with over head shower, hand basin and W/C. Finished with wood effect vinyl flooring, central heating radiator and single pendant light fitting.

EXTERNALLY

To the front of the property there is a grass lawn and driveway leading down the side of the property. The enclosed rear garden has a grass lawn and patio area and benefits from a shed. There is also a side gate which allows access into the garden from the driveway as well as from the bi-fold doors into the lounge. The property is located on a new development with green areas and provides easy access to local amenities including convenience stores, cafes and a short walk to local primary and secondary schools as well as a 6th form college. Yorkshire Wildlife Park is also within walking distance and the Great Yorkshire Way offers access to the M18 and A1 motorway networks.

To view this property, contact 3Keys Property today 01302867888.

KITCHEN/DINER

5.34m x 3.9m (17' 6" x 12' 10")

LOUNGE

5.34m x 3.9m (17' 6" x 12' 10")



GROUND FLOOR WC

1.17m x 1.93m (3' 10" x 6' 4")

LANDING

2.33m x 3.46m (7' 8" x 11' 4")

BEDROOM 1

3.10m x 2.56m (10' 2" x 8' 5")

ENSUITE

2.29m x 1.56m (7' 6" x 5' 1")

BEDROOM 2

3.10m x 2.56m (10' 2" x 8' 5") 3.43m x 2.94m (11' 3" x 9' 8")

BEDROOM 3

3.10m x 2.17m (10' 2" x 7' 1")

FAMILY BATHROOM

1.86m x 2.51m (6' 1" x 8' 3")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

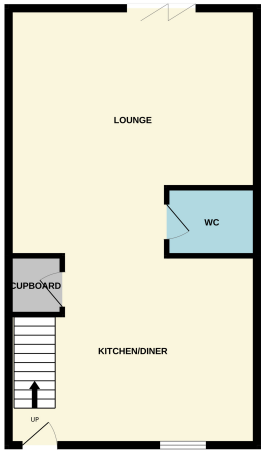
DISCLAIMER

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.

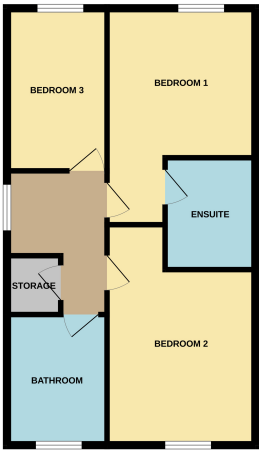
Offer Procedure

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

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of actual dimensions may differ from the approximate and is not guaranteed to match the floor plan, variation or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their operability or efficiency can be given.
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