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Handley Cross Mews, Doncaster  
£625,000

3Keys Property are excited to present for sale, this beautifully appointed four-bedroom detached family home, perfectly positioned within the prestigious and sought-after Handley Mews development off Cantley Lane, Doncaster. Offering a superb blend of elegance, space, and modern functionality, this property is designed to meet the needs of contemporary family living. The home also boasts a stunning, south-facing, landscaped rear garden which provides an ideal space for outdoor relaxation and entertaining. Located within the catchment area for highly sought after schools in Branton and Auckley including The Hayfield School and McAuley Catholic High School. Contact 3Keys Property for details 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- STUNNING KITCHEN, DINING AND FAMILY ROOM WITH GLASS ROOF LANTERN & INTEGRATED NEFF APPLIANCES
- GROUND FLOOR WC AND UTILITY ROOM
- BEDROOM 2 WITH ENSUITE
- FAMILY BATHROOM WITH WALK IN SHOWER AND BATH TUB
- EXCLUSIVE DEVELOPMENT OFF CANTLEY LANE
- PORCELANOSA TILES & BATHROOM FITTINGS THROUGHOUT
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE
- DOUBLE GARAGE WITH PART CONVERSION TO PLAYROOM/GYM
- SOUTH FACING LANDSCAPED REAR GARDEN



PROPERTY DESCRIPTION

Welcome to this beautifully appointed four-bedroom detached family home, perfectly positioned within the prestigious and sought-after Handley Mews development off Cantley Lane, Doncaster. Offering a superb blend of elegance, space, and modern functionality, this property is designed to meet the needs of contemporary family living.

Step inside to discover a stunning open-plan kitchen, dining, and family area, thoughtfully laid out to create a light-filled, sociable space that's perfect for everyday living and entertaining alike. High-quality finishes and sleek design elements add a touch of luxury throughout. The home offers four generous bedrooms, including two with stylish en-suite bathrooms, providing comfort and privacy for family members and guests. Outside, enjoy the tranquillity of a south-facing, professionally landscaped rear garden—a perfect retreat for alfresco dining, play, or peaceful relaxation. This is more than just a house—it's a home of true distinction in one of Doncaster's most desirable locations.

This property offers spacious and flexible living across two floors featuring a large open-plan kitchen, dining, and family room with a lantern roof light and aluminium bi-fold doors opening onto a south-facing landscaped garden. There's a lounge, ground floor WC, utility room, and a converted garage currently used as a playroom/gym, with potential to return it to a double garage. Upstairs, the principal bedroom benefits from an en-suite and dressing room, a second en-suite guest bedroom, two further double bedrooms, and a family bathroom complete the accommodation. Outside, there's driveway parking, a part converted garage providing storage, and a generous side garden to the front.

GROUND FLOOR

Welcoming entrance hallway which sets the tone for the quality throughout this family home with tiled floor, spot lighting, 2 store cupboards, radiator and stairs to the first floor accommodation.

Front-aspect lounge, perfect for relaxation or entertaining with carpet fitted to floor, 2 radiators, CAT 5 media connection and spot lighting.

Impressive open-plan fitted kitchen, dining, and family room featuring a striking lantern roof light and bi-fold doors opening onto the south-facing, landscaped rear garden—flooded with natural light and ideal for indoor-outdoor living. The kitchen is fitted with stylish, modern floor and wall units and stunning Samsung quartz work tops. There is a quartz central island providing space to socialise or grab a bite to eat. Integrated Neff appliances complete the seamless look and include double oven, induction hob, extractor, double fridge and freezer, and dishwasher. Rear aspect window, spot lighting and radiator. Door leading to utility.

The relaxation area provides a great place to chill, watch tv and enjoy family life. With a built in media wall and electric flame fire, tiled floor which runs throughout this room, spot lighting and radiator.

The property was extended to the rear to add addition dining space and is fitted with a gorgeous glass roof lantern, large bi-fold doors and floor to ceiling window which flood this space with light and create a seamless effect between inside and out.

Practical ground floor WC and utility room for everyday convenience. The utility has fitted floor and wall units providing storage for cleaning essential and also offers plumbing for the washing machine and space for a tumble dryer. There is a side access door leading to the garden, spot lighting and radiator. The side aspect ground floor wc is part tiled with hand basin and spot lighting.

Former double garage has been thoughtfully converted into a playroom/gym, easily reverted to garage use to suit your needs. The room has a side aspect window, spot lighting, radiator and wood effect vinyl floor.

FIRST FLOOR ACOMMODATION

Elegant galleried landing leading to four well-proportioned bedrooms and family bathroom. The landing is fitted with carpet and gives access to the loft which is partially boarded. There is also a store cupboard for towels and bed linen.

Very large, front aspect principal bedroom with luxury en-suite and dressing room. This room adds a touch of glamour with carpet fitted to floor, radiator and spot lighting. The ensuite is side aspect and fully tiled with walk in shower, hand basin and wc. heated towel rail, spot lighting and tiled floor.

The dressing room provides lots of hanging space and a dressing table; Fitted with carpet, spot lighting, radiator and front aspect window.

Guest bedroom with modern en-suite shower room has carpet fitted to floor, single pendant light fitting and radiator. The ensuite bathroom is fully tiled with walk in shower, hand basin and wc. There is a tiled floor, spot lighting, heated towel rail and side aspect window.

Two further rear aspect spacious bedrooms, both with fitted carpet, single pendant light fitting and radiator.

Stylish part tiled family bathroom with both a walk-in shower and bathtub, hand basin, wc, heated towel rail, spot lighting and tiled floor.

EXTERIOR

Beautifully landscaped south-facing rear garden ideal for relaxing and entertaining with 2 patio areas, a range of well manicured, mature shrubs and grass lawn. There is access to the front of the property via a secure gate. Block paved driveway to the front of the property for 2 cars. The garage is currently used as a store room to the front, but with potential for full restoration back to a double garage should this be desired. Generous side garden to the front of the property, mainly laid to lawn with mature shrub borders. The plot extends to both the front and side, giving extra space and versatility.

ENTRANCE HALL

LOUNGE

3.34m x 4.27m (10' 11" x 14' 0")

KITCHEN/BREAKFAST ROOM

4.25m x 4.36m (13' 11" x 14' 4")



FAMILY ROOM

3.29m x 5.11m (10' 10" x 16' 9")

SUN ROOM/DINING ROOM

2.65m x 4.21m (8' 8" x 13' 10")

UTILITY

1.69m x 2.83m (5' 7" x 9' 3")

PLAYROOM - GARAGE CONVERSION

3.28m x 3.99m (10' 9" x 13' 1") MAX MEASUREMENT

GROUND FLOOR WC

LANDING

PRINCIPAL BEDROOM

4.37m x 5.15m (14' 4" x 16' 11") MAX MEASUREMENT

ENSUITE TO PRINCIPAL BEDROOM

1.86m x 2.93m (6' 1" x 9' 7") MAX MEASUREMENT

DRESSING ROOM

BEDROOM 2

3.71m x 4.28m (12' 2" x 14' 1") MAX MEASUREMENT

ENSUITE TO BEDROOM 2

1.18m x 2.24m (3' 10" x 7' 4")

BEDROOM 3

3.76m x 4.04m (12' 4" x 13' 3") MAX MEASUREMENT

BEDROOM 4

3.09m x 3.86m (10' 2" x 12' 8")

FAMILY BATHROOM

2.09m x 2.95m (6' 10" x 9' 8")

ADDITIONAL INFORMATION

Council Tax Band – F

EPC rating – C

Tenure – Freehold

Loft - Part Boarded - Ladder which is not fixed and lighting. The vendor advises that the loft is suitable for a conversion should this be of interest.

Heating - Combi boiler installed in 2014 - 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 checked 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



TOTAL FLOOR AREA: 2093 sq.ft. (194.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of areas, volumes, counts and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. 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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