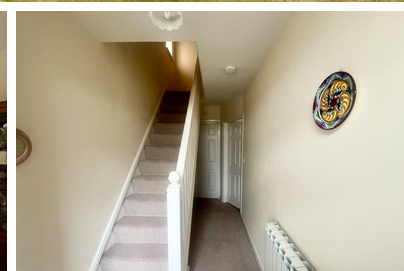
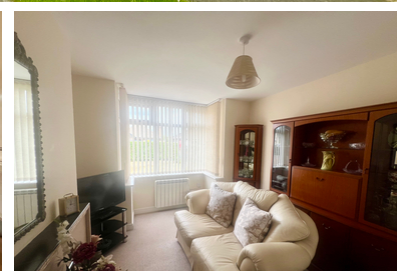


Anson Grove
Auckley
DN9 3QN
01302 867888



Cemetery Road, Doncaster
£199,950

3Keys Property are delighted to present this beautifully maintained three-bedroom semi-detached home to the open sales market. Situated in the ever-popular village of Hatfield, this spacious and well-presented property is perfect for a variety of buyers, whether you're looking to downsize or searching for an ideal family home with excellent commuter links. To view this beautiful property, contact 3Keys Property today 01302 867888.

- 3 BEDROOMS SEMI DETACHED HOME
- IMMACULATE CONDITION THROUGHOUT
- DRIVEWAY WITH PARKING FOR 2 CARS
- DOWNSTAIRS SHOWER ROOM
- LOCAL AMENATIES CLOSE BY
- NO ONWARD CHAIN
- MODERN KITCHEN & BATHROOM
- 2 DOUBLE BEDROOMS AND 1 SINGLE BEDROOM
- VIEWS OVER FIELDS
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to present this beautifully maintained three-bedroom semi-detached home to the open sales market. Located in the highly desirable village of Hatfield, this spacious and well-presented property is ideally suited to a wide range of buyers, from families seeking generous living space to downsizers looking for a peaceful semi-rural setting with excellent commuter links.

This beautifully presented home offers well-planned accommodation, beginning with an inviting entrance hallway that leads to a convenient downstairs WC and shower room. The hallway also provides access to a spacious dining room, which in turn leads to both the kitchen and the lounge - perfect for modern family living and entertaining.

Upstairs, the property boasts two generous double bedrooms and one single bedroom, ideal for families or those needing a home office or guest room. Externally, the front of the property features gated access, a paved pathway to the front door, a neatly maintained lawn, and a paved driveway offering off-road parking for up to two vehicles. The rear garden is predominantly laid to lawn, complemented by mature shrub borders and a small patio area - perfect for outdoor dining. A shed/workshop is situated at the bottom of the garden, providing additional storage or workspace.

Location: Situated in the sought-after village of Hatfield, this property benefits from a semi-rural setting with a strong sense of community. Hatfield is known for its excellent local amenities, highly regarded schools, and fantastic transport links, offering easy access to the motorway network and Doncaster City Centre. It's an ideal location for families, commuters, and retirees alike. Don't miss the opportunity to view this charming home. Contact 3Keys Property today on 01302 867888 to arrange a viewing.

ACCOMMODATION

GROUND FLOOR

The ground floor welcomes you with a wide and inviting entrance hallway that leads to a bright, front-facing lounge with a large bay window.

The lounge benefits from natural light and flows seamlessly into the separate dining room through large french doors, creating a versatile space that can be opened up or closed off to suit your lifestyle.

The dining room overlooks the rear garden and features an electric fire, adding a cosy touch to this sociable area, carpet to flooring, radiator and single pendant light fitting.

A modern ground floor shower room, complete with WC and shower cubicle, adds convenience and functionality.

The immaculate kitchen is located at the rear of the property and is thoughtfully designed with a range of floor and wall units, contrasting worktops, integrated oven, hob and extractor hood, and space for a fridge freezer. There is also plumbing for a washing machine. With rear and side aspect windows, plus a door leading directly into the garden, the kitchen is both bright and practical.

FIRST FLOOR

Upstairs, the home continues to impress with two generous double bedrooms and a comfortable single bedroom.

The principal bedroom is situated at the front of the property, featuring a large window, radiator, single pendant light fitting and carpeted flooring.

The second double bedroom is located at the rear and benefits from fitted wardrobes, carpet to floor, single light pendant and peaceful views over surrounding fields.

The third bedroom, a single, also sits at the front of the home, with front aspect window, single pendant light fitting, carpet to floor and radiator.

The family bathroom is well-appointed with a bathtub, hand basin, WC, radiator and wood-effect flooring, and is located at the rear of the property.

EXTERNAL

Externally, the home offers a neatly maintained front lawn with a paved pathway leading to the front door. The garden is enclosed by gates, providing privacy and security, and the gated driveway offers off-road parking for up to two vehicles. The driveway extends through to the rear garden, which is mainly laid to lawn with attractive shrub borders. A small patio area creates an ideal space for outdoor relaxation or entertaining, and a workshop or shed is positioned at the bottom of the garden, offering valuable storage. A convenient side entrance leads directly into the kitchen, adding further practicality to the layout.

Hatfield is a well-regarded village known for its semi-rural charm, strong sense of community, and accessibility to local amenities and highly sought-after schools. With excellent motorway connections and easy access to the City Centre, this is a location that suits buyers of all ages. To arrange a viewing of this



exceptional property, contact 3Keys Property today on 01302 867888.

ENTRANCE HALLWAY

1.609m x 4.436m (5' 3" x 14' 7")

SHOWER ROOM

1.252m x 2.282m (4' 1" x 7' 6")

DINING ROOM

3.552m x 3.452m (11' 8" x 11' 4")

LOUNGE

3.197m x 3.290m (10' 6" x 10' 10") EXCLUDING BAY WINDOW

KITCHEN

2.004m x 3.781m (6' 7" x 12' 5")

FIRST FLOOR LANDING

1.789m x 2.691m (5' 10" x 8' 10")

BEDROOM 1

3.067m x 3.370m (10' 1" x 11' 1")

BEDROOM 2

3.001m x 3.369m (9' 10" x 11' 1")

BEDROOM 3

1.790m x 1.953m (5' 10" x 6' 5")

FAMILY BATHROOM

1.806m x 1.791m (5' 11" x 5' 11")

ADDITIONAL INFORMATION

TENURE: Freehold
EPC: TO BE CONFIRMED
COUNCIL TAX BAND: A
BOILER: IMMERSION HEATERS
Loft - no boarding or ladder
Parking - DRIVEWAY.

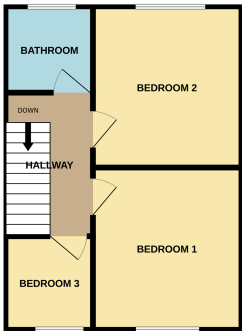
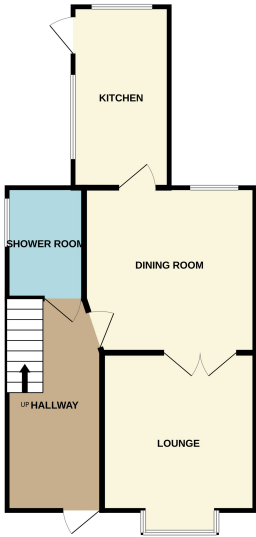
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of actual dimensions may vary from the floorplan and no responsibility is taken for any error, omission 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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