

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Field View Drive, Doncaster  
£435,000

3Keys Property are excited to offer for sale this beautifully presented 4 double bedroom detached family home. Situated on this popular Auckley development overlooking an open green, this property has everything for the growing family with 4 spacious bedrooms, 3 bathrooms and well balanced living accommodation. The rear garden provides space for entertaining family and friends with the added benefit of a outdoor insulated garden room. In close proximity to highly sought after schools and easy access to the motorway network. We highly recommend viewing this property to truly appreciate this fabulous home and what it has to offer. Contact 3Keys Property for more details. 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME OVER 3 FLOORS
- LARGE KITCHEN/DINING/FAMILY SPACE
- LARGE BEDROOM TO 2ND FLOOR WITH WALK IN WARDROBE & ENSUITE
- FRONT ASPECT LOUNGE OVERLOOKING GREEN
- GARAGE WITH PARKING FOR 2/3 CARS
- 3 BATHROOMS PLUS AN ADDITIONAL GROUND FLOOR WC
- GENEROUS PRINCIPAL BEDROOM WITH ENSUITE & DRESSING ROOM AREA
- OUTDOOR INSULATED CABIN WITH POWER AND LIGHTING
- BI FOLD DOORS ONTO REAR GARDEN



PROPERTY DESCRIPTION

3Keys Property are excited to offer for sale this beautifully presented 4 double bedroom detached family home. Situated on this popular Auckland development overlooking an open green, this property has everything for the growing family with 4 spacious bedrooms, 3 bathrooms, and well balanced living accommodation. The rear garden provides space for entertaining family and friends and has the added benefit of an outdoor insulated garden room. We highly recommend viewing this property to truly appreciate this fabulous home and what it has to offer.

Accommodation comprises of a welcoming entrance hallway, lounge, kitchen/dining room, ground floor wc, principal bedroom with walk in wardrobe and ensuite, 2 further double bedrooms with fitted wardrobes to the 1st floor and family bathroom. To the 2nd floor is a large bedroom with walk in wardrobe and ensuite. The rear garden provides space for entertaining family and friends as well as a safe place for children and pets to play and an integral garage with driveway for up to 3 cars. We highly recommend viewing this property to truly appreciate this fabulous home and what it has to offer.

GROUND FLOOR

ENTRANCE HALLWAY A spacious hallway with wood effect laminate tiled floor, single pendant light fittings, radiator, and access to 2 lounge, kitchen and downstairs WC. Stairs leading to 1st floor.

KITCHEN A light, spacious, open plan kitchen with rear aspect window. The kitchen is fitted with a range of modern floor and wall units with stylish worktops, the kitchen benefits from a range of integrated appliance's including oven, hob with extractor hood, fridge, freezer and dishwasher. Single pendant light fitting, radiator and wood effect laminate tiled floor.

DINING/FAMILY ROOM - This room accessed from the kitchen has large bi fold doors giving access to the rear garden and 3 sky lights, ensuring a light open space. Wood effect laminate floor, single pendant light fitting and radiator. Double doors to hallway.

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

GROUND FLOOR WC - WC, Hand basin, extractor fan, single pendant light fitting, radiator and wood effect laminate tiles to floor.

1ST FLOOR

1ST FLOOR LANDING Rear aspect window, 2 single pendant light fittings, radiator and carpet to floor. Store cupboard and access to 3 bedrooms and family bathroom.

PRINCIPAL BEDROOM 3 front aspect windows, single pendant light fitting, radiator and carpet to floor. Open plan access to the walk in wardrobe which is fitted with a range of Wardrobes, carpet to floor and single pendant light fitting.

ENSUITE Front aspect obscure glass window, walk in shower with glass screen, hand basin and vanity unit, wc, mainly tiled walls, radiator, single pendant light fitting and t=vinyl floor covering to floor.

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

BEDROOM 3 Further double bedroom with rear aspect window, single pendant light fitting, radiator and carpet to floor.

FAMILY BATHROOM White bathroom suite comprising of a walk in shower, bath tub, hand basin, wc, part tiled walls, side aspect obscure glass window, single pendant light fitting, radiator and LVT flooring.

2ND FLOOR LANDING Access to the 4th bedroom with single pendant light fitting, and carpet to floor.

BEDROOM 4. Generous size double bedroom with front and rear aspect sky light windows, carpet to floor, single pendant light fitting and 2 radiators.

DRESSING ROOM With fitted shelving, single pendant light fitting, radiator and carpet to floor.

ENSUITE White bathroom suite comprising walk in shower, hand basin, wc, rear aspect window, radiator, part tiled walls and LVT tiled floor.

EXTERNAL This property is as beautiful on the outside as it is inside. Front garden has a driveway and decorative stone area which provides additional parking. The driveway leads to a garage with up and over door, power and lighting. The driveway gives access to the rear garden via a secure wooden gate. The garden has a mix of decorative stone, grass lawn and patios providing space for alfresco dining. The borders are full of mature shrubs, there is a fabulous garden room which is fully insulated with power and lighting. The garden is fully enclosed.

Auckland 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 6th form college and excellent local transport links. The village has a community centre, parks and a number of woodland areas to explore, not to mention the world famous Yorkshire Wildlife Park on its doorstep. To view this property, contact 3Keys Property today 01302 867888.

ENTRANCE HALL

LOUNGE

3.38m x 4.21m (11' 1" x 13' 10")

KITCHEN

2.92m x 3.56m (9' 7" x 11' 8") MIN MEASUREMENT

DINING/FAMILY ROOM

3.70m x 3.78m (12' 2" x 12' 5") MIN MEASUREMENT

WC

1ST FLOOR LANDING

PRINCIPAL BEDROOM

4.29m x 4.80m (14' 1" x 15' 9")

ENSUITE

1.32m x 2.30m (4' 4" x 7' 7")

DRESSING ROOM

1.82m x 2.52m (6' 0" x 8' 3")

BEDROOM 2

3.14m x 3.45m (10' 4" x 11' 4")

BEDROOM 3

2.49m x 3.82m (8' 2" x 12' 6")

BATHROOM

2.59m x 2.80m (8' 6" x 9' 2")

2ND FLOOR LANDING

BEDROOM 4

5.37m x 4.81m (17' 7" x 15' 9")

ENSUITE

1.67m x 2.29m (5' 6" x 7' 6")

DRESSING ROOM

1.54m x 2.51m (5' 1" x 8' 3")

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

Boiler - Original conventional boiler serviced annually.

Garage - Single garage with up and over door, power and lighting, plumbing for washing machine and internal door to hallway.

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 Laundering Laws to check all prospective purchasers' identification

