

Anson Grove
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Regent Square, Doncaster

£295,000

3Keys Property are excited to present this elegant, 3 double bedroom end terrace townhouse to the open sales market. This beautifully presented traditional property, enviably located on Regent Square, one of the most sought-after central locations in Doncaster, is rich in character with an abundance of amenities close by. This charming home offers the rare combination of period elegance and contemporary comfort. The property spans three generous floors, showcasing a classic townhouse design with well-balanced proportions, high ceilings, and refined period detailing. With parking to the rear and a secure rear garden. This property has everything whether you're a professional couple looking for stylish urban living, a family seeking a central yet spacious home, or a downsizer ready to embrace the convenience of city life without compromising on charm, this townhouse is an opportunity not to be missed. Contact 3Keys Property 01302 867888 for viewing arrangements.

- 3 BEDROOM TOWN HOUSE
- MODERN KITCHEN/BREAKFASTING ROOM
- VERY SPACIOUS PRINCIPAL BEDROOM WITH MODERN ENSUITE
- UTILITY AND GROUND FLOOR WC
- REAR GARDEN WITH PATIO AREA AND OUTSIDE STORAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE LOUNGE/DINING ROOM WITH STUNNING BAY WINDOW
- 2 FURTHER DOUBLE BEDROOMS
- STYLISH BATHROOM WITH FREESTANDING BATH TUB AND WALK IN SHOWER
- PRIVATE PARKING TO REAR AND ON ROAD PARKING WITH RESIDENTS PERMIT

PROPERTY DESCRIPTION

3Keys Property are excited to present this elegant, 3 double bedroom end terrace townhouse to the open sales market. This beautifully presented traditional property, enviably located on Regent Square, one of the most sought-after central locations in Doncaster, is rich in character with an abundance of amenities close by. This charming home offers the rare combination of period elegance and contemporary comfort. The property spans three generous floors, showcasing a classic townhouse design with well-balanced proportions, high ceilings, and refined period detailing. With parking to the rear and a secure rear garden.

The accommodation includes a bright and airy living room with a beautiful feature bay window, a thoughtfully designed kitchen-diner that seamlessly blends traditional finishes with modern functionality—ideal for everyday family life or entertaining guests, a utility with sink and plumbing for washing machine, ideally situated to the rear of the property giving access to the garden, and ground floor wc. To the first floor, the large principal bedroom offers a luxurious space with sash windows with steps to a beautiful ensuite bathroom, a further double bedroom and light and spacious landing with side aspect window and spiral staircase leading to the 2nd floor. Another landing area giving access to the 3rd double bedroom and stunning bathroom with freestanding bath tub and walk in shower which adds a touch of luxury to everyday living.

GROUND FLOOR ACOMMODATION

Modern Kitchen/diner with stylish wood floor and wall units and wood worktops, space for range oven, American style fridge freezer and dishwasher. The breakfast bar creates a convenient space to grab a meal or entertain friends and there is space for a small dining table. The floor is tiled, 2 single pendant light fittings and two designer radiators. Access to the front garden and side aspect window.

The lounge has a beautiful rear bay window which enables the sunlight to flood this room, with wood flooring, 2 single pendant light fittings, under stair storage, 2 designer radiators and door to hallway.

The hallway has a side aspect window, wood flooring and stylish wood staircase, access to the utility and to the first floor accommodation. Designer radiator and spot lighting.

Practical utility with tiled floor, sink with mixer tap, plumbing for washing machine, heated towel rail, spotlighting, side aspect window, door to wc and rear garden.

WC has a side aspect window, tiled floor, heated towel rail, hand basin and spot lighting.

FIRST FLOOR ACCOMMODATION

Light and airy landing with side aspect window, carpet, access to principal bedroom, second bedroom and spiral staircase to 2nd floor landing.

A luxurious principal bedroom with an abundance of space, 2 beautiful rear aspect sash windows, carpet to the floor, spot lighting, designer radiators and steps to the ensuite which is mainly tiled with a walk in shower, hand basin and wc. Spot lighting, heated towel rail and rear aspect obscure glass window.

Bedroom 2 is a front aspect double bedroom with carpet to floor, designer radiator and single pendant light fitting.

SECOND FLOOR ACCOMMODATION

The landing gives access to the family bathroom and the 3rd bedroom. Carpet to floor, radiator and single pendant light fitting.

The 3rd bedroom has a rear aspect window with carpet to the floor, spotlighting and designer radiator. There is also access to eaves storage which is fully boarded.

The part tiled front aspect bathroom really has the wow factor with a gorgeous freestanding bath tub, large walk in shower, hand basin unit with storage and wc. Tiled floor, heated towel rail and spot lighting.

EXTERNAL

The property is quietly set back from the street overlooking Regent Square park and enjoys a private rear courtyard garden - a rare city centre feature - perfect for enjoying al fresco dining, relaxing in the sun, or planting a low-maintenance garden. There is a large brick store with power and lighting, external water tap and gates giving vehicular access if needed for parking. The front garden is mainly laid to lawn with mature shrubs and a discreet bin storage area down the side of the property. Parking permits are granted to residents for a small annual fee, however, there is parking to the rear of the property if needed.

Located just a short stroll from the city's most popular shops, cafés, and cultural attractions, this home sits at the heart of everything. Excellent public transport links—including nearby rail services and easy access to motorway networks—make commuting or weekend travel effortless.

This exceptional property has been lovingly maintained by its current owners, reflecting a genuine sense of care and pride. Its location within a well-established development adds to its appeal and long-term value. Whether you're a professional couple looking for stylish urban living, a family seeking a central yet spacious home, or a downsizer ready to embrace the convenience of city life without compromising on



charm, this townhouse is an opportunity not to be missed. Contact 3Keys Property for details 01302 867888.

KITCHEN/BREAKFASTING ROOM

3.51m x 4.10m (11' 6" x 13' 5")

LOUNGE/DINING ROOM

4.97m x 5.52m (16' 4" x 18' 1") MAX MEASUREMENTS INTO BAY

UTILITY

1.86m x 2.62m (6' 1" x 8' 7")

GROUND FLOOR WC

HALLWAY

1ST FLOOR LANDING

PRINCIPAL BEDROOM

4.83m x 4.85m (15' 10" x 15' 11")

ENSUITE

1.36m x 3.14m (4' 6" x 10' 4")

BEDROOM 2

2.48m x 3.54m (8' 2" x 11' 7")

2ND FLOOR LANDING

BEDROOM 3

2.84m x 3.34m (9' 4" x 10' 11")

FAMILY BATHROOM

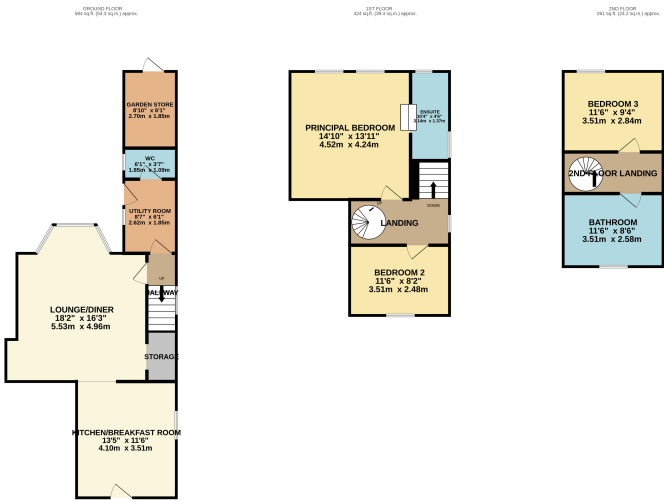
2.57m x 3.44m (8' 5" x 11' 3")

ADDITIONAL INFORMATION

- Council Tax Band – C
- EPC rating – D
- Tenure – Freehold
- Parking - Driveway to the rear and on street parking with residents permit
- Out door storage with pedestrian door, power and lighting.
- Loft - Boarded, access via door - storage is in the eaves.
- Boiler - Combi boiler installed in 2021
- New Roof - replaced in 2022

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.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, window, doors and any other items are approximate and not responsible to any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan, pictures and description have not been tested and no guarantee as to the accuracy of the plan is given.
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