

Anson Grove
Auckley
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Broad Lane, Doncaster

£379,950

3Keys Property are delighted to bring to the open sales market this immaculate four double bedroom detached family home, located on a highly sought-after development in Auckley, Doncaster. Beautifully presented throughout, this spacious property offers everything a family could need. The home boasts generous living accommodation, driveway parking for two vehicles, and a detached garage. Outside, there are well-maintained gardens to both the front and rear, providing ideal spaces for relaxing or entertaining. This is a rare opportunity to purchase a high-quality home in a desirable location. To arrange a viewing, contact 3Keys Property today on 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- LOUNGE AND OFFICE/SNUG
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- DETACHED GARAGE, ELECTRIC CAR CHARGING POINT & DRIVEWAY FOR 2 CARS
- LOCAL SCHOOLS AND AMENITIES WITHIN WALKING DISTANCE

- OPEN PLAN KITCHEN & DINING AREA WITH FRENCH DOORS
- UTILITY & GROUND FLOOR W/C
- FAMILY BATHROOM WITH WALK IN SHOWER & BATH TUB
- ENCLOSED REAR GARDEN
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to bring to the open sales market this immaculate four double bedroom detached family home, located on a highly sought-after development in Auckley, Doncaster. Beautifully presented throughout, this spacious property offers everything a family could need. The home boasts generous living accommodation, driveway parking for two vehicles, vehicle car charging facility and a detached garage. Outside, there are well-maintained gardens to both the front and rear, providing ideal spaces for relaxing or entertaining. This is a rare opportunity to purchase a high-quality home in a desirable location.

Accommodation briefly comprises of a spacious, welcoming hallway, lounge with front aspect bay window, front aspect snug/office, rear aspect kitchen/dining/family room, utility, ground floor WC, landing with storage and loft access, principal bedroom with fitted wardrobes and ensuite, 3 further double bedrooms, two with fitted wardrobes and family bathroom with bath tub and walk in shower.

You are greeted by a spacious and welcoming hallway, tastefully decorated and finished with a high-quality wood-effect floor that flows seamlessly through to the kitchen/dining/family room, utility room, and ground floor WC.

The hallway features a radiator and provides access to the lounge, kitchen, WC, snug or office space, as well as the staircase leading to the first-floor accommodation.

The lounge is a generously sized room with a charming front-aspect bay window fitted with blinds, creating a light and airy atmosphere. It is finished with soft carpet underfoot, two radiators, and two single pendant light fittings, making it a warm and inviting space for relaxation or entertaining.

To the front of the property, the snug or office offers flexibility depending on the needs of the household. It is well-suited as a home office, study, or additional sitting area, and comes complete with fitted desk and storage, carpeted flooring, a radiator, and a single pendant light fitting.

At the rear of the home is a beautifully designed kitchen, fully fitted with a wide range of wall and base units and integrated appliances, including an eye-level oven and grill, six-ring gas hob with extractor hood, and a dishwasher. A large rear window and an impressive bay with French doors provide excellent natural light and direct access to the garden.

The kitchen and family area feature a mix of recessed spotlights and a pendant light, along with a radiator, offering an ideal space for both everyday living and entertaining.

Adjoining the kitchen is the utility room, which includes matching floor units, contrasting worktops, plumbing for a washing machine, a radiator, and a rear access door leading out to the garden.

Completing the ground floor is a well-appointed WC with a hand basin, WC, side-aspect window, radiator, and a convenient storage cupboard—perfectly designed for modern family living.

The first floor is accessed via a carpeted landing, which features a side-aspect window allowing in natural light, a useful storage cupboard, two single pendant light fittings, a radiator, and loft access. All rooms are accessible from this central space.

The principal bedroom is positioned at the front of the property and benefits from a full range of fitted double wardrobes, and soft carpet underfoot. A radiator and a single pendant light fitting complete the space, which also includes access to a private ensuite.

The ensuite is part-tiled and features a tiled floor, a walk-in shower, hand basin, WC, heated towel rail, and a single pendant light fitting, offering both functionality and style.

To the rear, bedroom two is a generously sized room with fitted double wardrobes, carpeted flooring, a radiator, and a single pendant light fitting, while bedroom three enjoys a front aspect view and includes a carpeted floor, radiator, and pendant lighting.

Bedroom three is front facing and has two windows, carpet to floor, radiator and single pendant light fitting.

Bedroom four, also a comfortable double room, is rear-facing and includes fitted wardrobes, carpeted flooring, a radiator, and a single pendant light fitting.

The family bathroom is well-appointed and tastefully finished with part-tiled walls and a tiled floor. The white suite includes a bathtub, walk-in shower, hand basin, WC, heated towel rail, a rear-aspect window, and a single pendant light fitting, creating a bright and practical space for the whole family.

EXTERNAL

To the front of the property is a low-maintenance garden, attractively landscaped with decorative pebbles and a variety of planted shrubs, providing a pleasant and tidy approach. A private driveway offers off-road parking for two vehicles. The rear garden is well maintained and thoughtfully designed, featuring a grass lawn bordered by a selection of mature shrubs. A separate patio area provides an ideal space for outdoor dining or relaxation, both enjoying excellent sun exposure throughout the day—perfect for sun worshippers. A practical garden shed offers useful storage space, while the long detached garage, complete with an up-and-over door, provides secure parking or additional storage, depending on your needs.

This development is highly sought after due to its prime position in Auckley, Doncaster. Close to motorway access making it an ideal choice for those who commute to neighbouring towns and cities with highly sought after schools and outstanding 6th Form College. Auckley offers a wide range of amenities and has the world famous, award winning Yorkshire Wildlife Park on its doorstep.

Don't miss the opportunity to view this beautiful family home, contact 3Keys Property 01302 867888.

HALLWAY

LOUNGE

3.71m x 06.05m (12' 2" x 19' 10") INTO THE BAY WINDOW



KITCHEN/DINER

3.44m x 6.17m (11' 3" x 20' 3") MIN MEASUREMENT

UTILITY

2.55m x 1.60m (8' 4" x 5' 3")

WC

1.58m x 1.45m (5' 2" x 4' 9")

STUDY

2.37m x 2.86m (7' 9" x 9' 5")

LANDING

PRINCIPAL BEDROOM

3.94M X 3.72 (12'11" X 12'3")

ENSUITE

2.19M X 1.30M (7'2" X 4'3")

BEDROOM 2

3.07m x 4.37m (10' 1" x 14' 4") MAX MEASUREMENTS

BEDROOM 3

2.85m x 4.06m (9' 4" x 13' 4")

BEDROOM 4

2.29m x 3.11m (7' 6" x 10' 2") MIN MEASUREMENT - NOT INCLUDING WARDROBES

BATHROOM

2.68M X 2.29M (8'9" X 7'6")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: E

LOFT - Boarded with fixed loft ladder.

HEATING - Gas central heating with conventional boiler, serviced annually.

GARAGE - Detached garage with power, lighting and up and over door.

PARKING - Driveway for 2 cars.

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

