

Anson Grove
Auckley
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Langdale Drive, Doncaster

£343,000

3Keys Property are delighted to present this extended, 4 bedroom detached family home, situated in the heart Of Tickhill, Doncaster, to the open sales market. Offered in ready to move in to condition, the property benefits from a recently refurbished shower room and the kitchen was replaced in 2016. With 2 reception rooms, ground floor WC, utility room and integral garage, this property is a the perfect choice for families, with a highly sought after primary school in walking distance. To view, contact 3Keys Property 01302 867888.

- 4 BEDROOM
- DETACHED EXTENDED FAMILY HOME
- 2 RECEPTION ROOMS
- KITCHEN REPLACED IN 2016
- GROUND FLOOR WC & UTILITY ROOM
- LANDSCAPED PRIVATE REAR GARDEN

- HIGHLY SOUGHT AFTER LOCATION CLOSE TO SCHOOLS
- WELL PRESENTED THROUGHOUT
- MODERN SHOWER ROOM RECENTLY REFURBISHED
- GARAGE WITH BLOCK PAVED DRIVEWAY FOR 2 CARS
- SECURITY ALARM SYSTEM AND CCTV

HALLWAY

LOUNGE

3.33m x 4.90m (10' 11" x 16' 1") into bay

DINING ROOM

2.73m x 2.75m (8' 11" x 9' 0")

UTILITY

2.48m x 2.71m (8' 2" x 8' 11")

KITCHEN

2.62m x 2.71m (8' 7" x 8' 11")

WC

LANDING

PRINCIPAL BEDROOM

2.47m x 6.24m (8' 1" x 20' 6")

BEDROOM 2

2.80m x 3.81m (9' 2" x 12' 6") MIN MEASUREMENT

BEDROOM 3

3.40m x 3.30m (11' 2" x 10' 10")

BEDROOM 4

2.56m x 2.24m (8' 5" x 7' 4")

SHOWER ROOM

1.99m x 1.71m (6' 6" x 5' 7")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: C

COUNCIL TAX BAND: D

LOFT - Part boarded with fixed loft ladder and power.

HEATING - Gas central heating with combi boiler installed June 2023. Serviced annually.

GARAGE - Garage with remote controlled roller door, power, lighting and pedestrian door into utility. Plumbing for washing machine.

PARKING - Driveway for 2 cars

SECURITY - Alarm and CCTV

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

PROPERTY DESCRIPTION

3Keys Property are delighted to present this extended, 4 bedroom detached family home, situated in the heart Of Tickhill, Doncaster, to the open sales market. Offered in ready to move in to condition, the property benefits from a recently refurbished shower room and the kitchen was replaced in 2016. With 2 reception rooms, ground floor WC, utility room and integral garage, this property is a the perfect choice for families, with a highly sought after primary school in walking distance.

As you enter the property, you are greeted by a welcoming hallway that leads to the lounge, kitchen, ground floor wc and stairs to the first floor. With store cupboard under stairs, fitted carpet to floor, single pendant light fitting and radiator.

The ground floor features a large lounge with a beautiful bay window that floods the room with natural light, creating an inviting atmosphere and leads into a generously sized dining room, ideal for family meals or entertaining guests.

The lounge has fitted carpet which runs through to the dining room, both rooms have a radiator and single pendant light fitting and the dining room has French doors provide access to the fully enclosed, private south west-facing rear garden, offering an ideal space for outdoor living and entertaining.

The kitchen was replaced in 2016 and is fully fitted with a range of wall and floor units, complete with an integrated oven, hob, and extractor hood. Plumbing for dish washer, space for fridge, vinyl floor covering, single pendant light fitting and rear aspect window allows you to enjoy views over the garden while preparing meals.

Adjacent to the kitchen is a separate utility room, offering further storage, plumbing for a washing machine, single pendant light fitting, vinyl floor covering, door to integral garage which also has plumbing for the washing machine, power and lighting, and door to the rear garden.

Ground floor wc is front aspect with hand basin, single pendant light fitting and radiator.

Upstairs, the spacious landing offers access to all four bedrooms, shower room and the loft. With store cupboard single pendant light fitting and carpet to floor.

The principal bedroom has been created from the extension and has plenty of space for an ensuite if required. Front and rear aspect window, loft storage, fitted carpet and 2 radiators.

The remaining three bedrooms are generously sized, ideal for children, guests, or home offices.

Bedroom 2 is a double with front aspect window, fitted wardrobes, carpet fitted to floor, single pendant light fitting and radiator.

Bedroom 3 is also a double with rear aspect window, fitted wardrobes, carpet fitted to floor, single pendant light fitting and radiator.

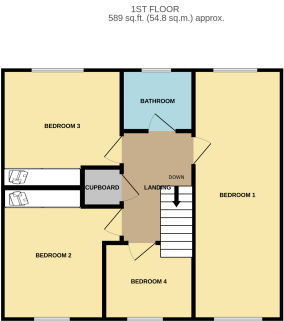
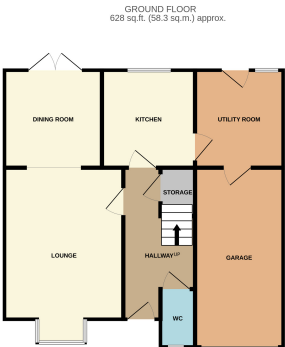
Bedroom 4 is a single with front aspect window, carpet fitted to floor, single pendant light fitting and radiator.

The rear aspect, fully tiled family bathroom has recently been refurbished and has a large walk in shower, hand basin, wc, spot lighting and heated towel rail.

Externally, the property is equally impressive. To the front, there is a block-paved driveway with space for up to two cars, as well as a well-maintained lawn. There is access to the south west-facing rear garden is a true highlight, offering complete privacy and being fully enclosed. A patio area provides the perfect spot for outdoor dining or relaxing, while the lawn and shrub borders enhance the overall appeal of this tranquil outdoor space. There is a garden shed, greenhouse and wood structure which provides a place to relax with shelter from the elements. The property also benefits from a fully fitted and serviced security alarm and CCTV, ensuring peace of mind for you and your family.

The garage is another standout feature, offering power and lighting, and a pedestrian door for easy access. Remote controlled roller garage door allows for vehicular access.

Tickhill is a thriving village with excellent local amenities, highly regarded schools, and great transport links, including easy access to local motorway networks, making this an ideal location for families. To arrange a viewing of this perfect family home, please contact 3Keys Property on 01302 867888.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and electronic data provider make no representation and no guarantee as to their operability or efficiency can be given.
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