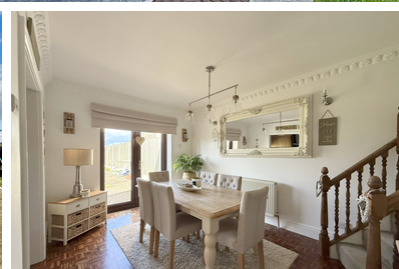


Anson Grove
Auckley
DN9 3QN
01302 867888



Hall Villa Lane, Doncaster

£255,000

3Keys Property is pleased to offer this extended 4 double bedroom semi-detached home in the sought-after area of Toll Bar, Doncaster. Set on a generous plot, this property already benefits from a spacious layout and offers excellent potential for further ground floor extension, subject to planning permission. With a modern kitchen/diner, large rear garden, off-road parking for multiple vehicles, this well-presented home is the ideal choice for a growing family. For more details or to arrange a viewing, contact 3Keys Property on 01302 867888.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- FRONT ASPECT LOUNGE WITH LARGE BAY WINDOW
- 4 DOUBLE BEDROOMS
- FRONT GARDEN WITH DRIVEWAY FOR 3 CARS
- EXTENDED & REFURBISHED TO THE FIRST FLOOR
- BEAUTIFUL FAMILY BATHROOM WITH WALK IN SHOWER
- OPEN PLAN KITCHEN WITH DINING ROOM
- LARGE REAR GARDEN OFFERING ADDITIONAL PARKING OPTIONS.
- IDEAL LOCATION FOR ACCESS TO LOCAL SCHOOLS AND MOTORWAY NETWORK

PROPERTY DESCRIPTIONS

3Keys Property is delighted to present for sale this stunning, extended four-bedroom semi-detached home, occupying a generous plot in the highly sought-after area of Toll Bar, Doncaster. This beautifully maintained property offers spacious and modern family living throughout. The ground floor features a stylish, fully fitted kitchen and dining area with large French doors that open directly onto the rear garden, creating a perfect indoor-outdoor living space. To the front of the property, a bright and welcoming lounge is enhanced by a charming bay window. Upstairs, there are four double bedrooms, providing ample space for a growing family, along with a recently refurbished family bathroom complete with a contemporary walk-in shower.

Externally, the property benefits from a gravel driveway with off-road parking for up to three vehicles. The large rear garden not only provides plenty of outdoor space but also offers the potential for further parking or extending if required. This home is offered in excellent condition throughout and represents an ideal opportunity for families looking to settle in a popular residential location.

GROUND FLOOR

The entrance hall provides access to the lounge, dining room and the staircase to the first floor. It features beautiful parquet wood flooring, a single pendant light fitting, store cupboard, and a radiator.

The lounge is a bright, front-aspect room featuring an original brick feature fireplace and exposed wood beams, adding warmth and character. There is a wood floor, a large front-facing bay window, a radiator, and a single pendant light fitting.

The kitchen is fully fitted with an attractive range of inframed oak wall and floor units complemented by contrasting worktops. Integrated appliances include an oven, gas hob with extractor hood. Fridge/freezer housed within kitchen unit, and plumbing for washing machine. The kitchen also includes a ceramic 1.5 bowl sink unit, rear-aspect window, tiled flooring and single pendant light fitting.

The dining room is finished with a stylish parquet wood floor with French doors leading to the rear garden, a single pendant light fitting, and a radiator. This flexible space is ideal as a second sitting area, playroom, or home office.

FIRST FLOOR

The landing provides access to all four bedrooms and the family bathroom. It is fitted with plush carpet, includes a radiator, and gives access to the fully boarded loft space with fixed ladder and lightning.

Bedroom 1 is a front-aspect double room, finished with plush carpet, spot lighting, and a radiator.

Bedroom 2 is a double with a front-aspect window, plush carpet to floor, spot lighting, and a radiator.

Bedroom 3 is a generous double bedroom with rear aspect window, plush carpet to floor, spot lighting, and a radiator.

Bedroom 4 is also a double bedroom with rear-aspect window, plush carpet, spot lighting, and a radiator.

The family bathroom with vaulted ceiling has been recently refurbished to a high standard and features a full-size bathtub, walk-in shower, freestanding twin hand basins which are fitted in an oak unit providing additional storge, a WC and radiator. It is part-tiled with a fully tiled floor, includes spot lighting, storage cupboard, and has a rear-aspect obscure glass window and Velux style skylight.

EXTERNAL

To the front of the property is a gravel driveway with a paved border, offering off-street parking for up to three vehicles. Side access leads to the large, south-facing rear garden, which is mainly laid to lawn with a patio area. The rear garden also offers the potential for further parking and/or extension if required.

This home is located on a popular road in Toll Bar, Doncaster. It is ideally placed for access to local schools, shops, amenities, and public transport links, with easy routes to Doncaster City Centre and the motorway network. This is a superb opportunity to secure a spacious, move-in ready family home with future potential. To arrange a viewing, contact 3Keys Property today on 01302 867888.

HALLWAY

1.76m x 2.54m (5' 9" x 8' 4")
Min measurement

LOUNGE

2.99m x 5.17m (9' 10" x 17' 0")
Min measurement

DINING ROOM

2.59m x 4.14m (8' 6" x 13' 7")



KITCHEN

2.12m x 3.14m (6' 11" x 10' 4")

LANDING

1.11m x 4.38m (3' 8" x 14' 4")
Min measurement

BEDROOM 1

3.02m x 5.26m (9' 11" x 17' 3")

BATHROOM

2.14m x 3.88m (7' 0" x 12' 9")

BEDROOM 2

3.11m x 3.42m (10' 2" x 10' 8")

BEDROOM 3

3.11m x 3.38m (10' 2" x 11' 1")

BEDROOM 4

2.97m x 3.07m (9' 9" x 10' 1")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

Parking - Driveway to the front and side for 3 cars - additional parking to the rear garden

Boiler - Original combi boiler.

Loft - fully boarded with fixed ladder and lighting.

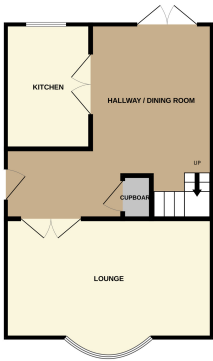
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information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

GROUND FLOOR
445 sq ft (41.4 sq m) approx.



1ST FLOOR
693 sq ft (64.4 sq m) approx.



TOTAL FLOOR AREA: 1138 sq ft (105.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The information, drawings and specifications contained here have been issued and not guaranteed as to their operability or efficiency can be given. Made with Metre 0100.