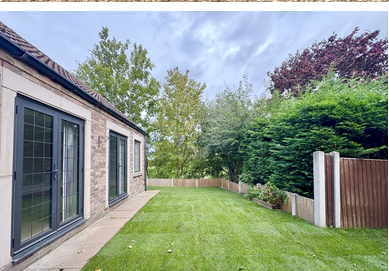


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



River Way, Doncaster  
£520,000

3Keys Property are delighted to present this stunning 4-bedroom detached family home, set in a peaceful and idyllic location in the heart of Auckley Village, Doncaster. This well presented property offers the perfect blend of modern living and family-friendly space, with a layout designed to suit contemporary lifestyles. Situated close to highly sought-after schools and a 6th form college, it offers easy access to excellent local amenities while maintaining a tranquil village atmosphere. Additional features include a double garage, private driveway, and a fully enclosed rear garden, making this an ideal home for growing families. Offered with no onward chain, this home is ready for immediate move-in. To arrange a viewing or for more information, contact 3Keys Property today at 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- PRIVATE CUL DE SAC LOCATION NOT OVERLOOKED TO REAR
- LARGE REAR ASPECT LOUNGE WITH 2 SETS OF FRENCH DOORS ONTO GARDEN
- 2ND FRONT ASPECT RECEPTION ROOM
- BATHROOM WITH WALK IN SHOWER AND CORNER BATH
- LOCATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & OFFERED WITH NO ONWARD CHAIN
- FULLY FITTED CREAM SHAKER STYLE KITCHEN WITH DINING AREA
- PRINCIPAL BEDROOM WITH ENSUITE
- UTILITY AND SEPARATE WC
- DOUBLE GARAGE WITH DRIVEWAY FOR 2 CARS



PROPERTY DESCRIPTION

3Keys Property are delighted to present this stunning 4-bedroom detached family home, set in a peaceful and idyllic location in the heart of Auckland Village, Doncaster. This well presented property offers the perfect blend of modern living and family-friendly space, with a layout designed to suit contemporary lifestyles. Situated close to highly sought-after schools and a 6th form college, it offers easy access to excellent local amenities while maintaining a tranquil village atmosphere.

The ground floor comprises a spacious open-plan kitchen/diner that provides an excellent space for family living and entertaining. The kitchen is well-equipped, with ample storage, worktop space and integrated appliances. The adjoining dining area leads seamlessly into a separate lounge at the rear of the property, which enjoys an abundance of natural light and views over the beautiful garden. The lounge features two sets of French doors that open directly onto the garden, creating a perfect flow for indoor-outdoor living. In addition to the lounge, there is a versatile reception room at the front of the house, which could serve as a formal dining room, home office, or playroom. The practical side of this home is equally impressive, with a ground-floor WC, a utility room, and a double garage with ample driveway parking. The property also boasts four double bedrooms, including a princp suite with an ensuite bathroom. The family bathroom offers both a separate shower and a bathtub, catering to all preferences. Additional features include a double garage, private driveway, and a fully enclosed garden, making this an ideal home for growing families. Offered with no onward chain, this home is ready for immediate move-in.

GROUND FLOOR

The front aspect reception offers a great space for a 2nd lounge/snug or office and gives access to the kitchen/dining room, internal access to the garage and stairs to the first floor accommodation. The floor is fitted with wood effect laminate, there are 2 single pendant light fittings and central heating radiator. French doors lead to the dining room.

Dining room has space for a dining table and benefits from a wood effect laminate floor, single pendant light fitting and radiator. There is access to the rear lounge and open plan kitchen.

The kitchen is fitted with cream shaker style floor and wall units with contrasting work tops, integrated appliances which include, fridge, freezer, dishwasher, 2 ovens, gas hob and extractor hood. Spot lighting, rear aspect window and door to utility room.

The utility has access to the rear garden and is fitted with matching work top, base unit, sink unit and plumbing for the washing machine. The tiled floor flows from the kitchen and there is radiator, single pendant light fitting and access to the ground floor wc which has a side aspect window, hand basin and wc.

A spacious and bright rear lounge with side aspect window and French doors leading to rear garden, finished with fitted carpet to floor, 2 single pendant light fittings and 2 central heating radiators.

FIRST FLOOR

To the first floor, there are 4 double bedrooms, ensuite and family bathroom. The landing is fitted with carpet, there is loft access and 2 single pendant light fittings.

The principal bedroom has 2 front aspect windows, fitted carpet to floor, single pendant light fitting and central heating radiator.

The principal bedroom benefits from a fully tiled ensuite with walk in shower, hand basin, and W/C. Side aspect obscure glass window, heated towel rail and single pendant light fitting.

The 2nd double bedroom is front aspect with fitted carpet, single pendant light fitting and central heating radiator.

The 3rd bedroom is rear aspect with fitted carpet, single pendant light fitting and central heating radiator.

Finally, the 4th small double bedroom has a rear aspect window, finished with carpet, central heating radiator and single pendant light fitting.

The family bathroom is fully tiled with walk in shower area, corner bath tub, hand basin, W/C, side aspect obscure glass window, heated towel rail and spot lighting.

External

The rear garden is landscaped with an attractive patio area and grass lawn with mature shrub borders. The integral double garage has a remote controlled up and over door, power and lighting and an internal door giving access to the front reception room. To the front of the property is a spacious driveway providing parking for 2 cars and access to the rear. The garden is mainly laid to lawn.

Auckland is a semi rural village situated close to motorway access and sought after schools. The village is well serviced by public transport and has many local amenities including a community centre and park for locals to enjoy. This property is the perfect choice for the growing family and those commuting outside of Doncaster. To view this ready to move into condition home, contact 3Keys Property today 01302 867888.

LOUNGE 1

3.91m x 5.23m (12' 10" x 17' 2")

DOUBLE GARAGE

WC

0.87m x 2.39m (2' 10" x 7' 10")

UTILITY ROOM

2.23m x 2.42m (7' 4" x 7' 11")



LOUNGE 2

3.50m x 8.04m (11' 6" x 26' 5")

KITCHEN

3.20m x 3.98m (10' 6" x 13' 1")

DINING ROOM

2.61m x 3.20m (8' 7" x 10' 6")

BEDROOM 1

3.02m x 3.16m (9' 11" x 10' 4")  
MIN MEASRUEMENT

BEDROOM 2

2.85m x 5.20m (9' 4" x 17' 1")  
MIN MEASUREMENT

BEDROOM 3

3.20m x 4.0m (10' 6" x 13' 1")

BEDROOM 4

2.42m x 3.21m (7' 11" x 10' 6")

BATHROOM

2.39m x 3.20m (7' 10" x 10' 6")

ENSUITE

0.91m x 1.98m (3' 0" x 6' 6")  
MIN MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – F  
EPC rating – C  
Tenure – Freehold  
Parking - Driveway to the front  
Garage - Double garage.

Property disclaimer

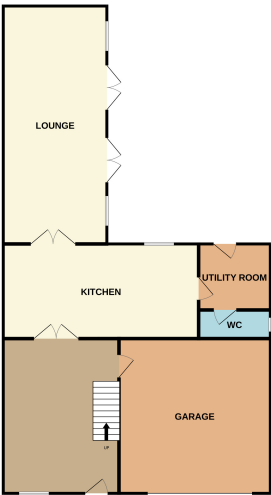
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

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  
1121 sq.ft. (104.1 sq.m.) approx.

1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 1939 sq.ft. (180.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of actual dimensions, there may be any other factors that may vary and it is recommended to check for any error, variation or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The various, colours and symbols shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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