

Anson Grove
Auckley
DN9 3QN
01302 867888



GROUND FLOOR
950 sq ft. (88.2 sq.m.) approx.



Ash Tree Avenue, Doncaster

£325,000

3Keys Property are delighted to offer for sale this exceptional new build two double bedroom detached bungalow, perfectly positioned on a highly sought-after residential road in the vibrant market town of Bawtry, Doncaster. Thoughtfully designed for comfort, convenience and style, this home will be ready to welcome its first owners in time for Christmas – the perfect festive gift to yourself or a loved one. Contact 3keys Property for details 01302 867888.

- 2 DOUBLE BEDROOM DETACHED BUNGALOW
- STYLISH & CONTEMPORARY INTERIOR
- OPEN PLAN LIVING/KITCHEN AND DINING AREA
- BI FOLD DOORS AND SOUTH FACING REAR GARDEN WITH PATIO
- READY TO MOVE IN FOR CHRISTMAS

- HIGHLY SOUGHT AFTER BAWTRY TOWN LOCATION
- NEW BUILD WITH 6 YEARS WARRANTY
- SHOWER ROOM WITH WALK IN SHOWER
- NO ONWARD CHAIN
- ENERGY SAVING SOLAR PANELS OWNED BY SELLER

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this exceptional new build two double bedroom detached bungalow, perfectly positioned on a highly sought-after residential road in the vibrant market town of Bawtry, Doncaster. Thoughtfully designed for comfort, convenience and style, this home will be ready to welcome its first owners in time for Christmas – the perfect festive gift to yourself or a loved one.

Whether you're looking to downsize in style or seeking a peaceful, low-maintenance home with modern efficiencies, this immaculate bungalow ticks all the boxes. Finished to a high specification throughout, it features two spacious double bedrooms, a sleek and stylish shower room, and an open-plan kitchen, dining and living space that opens onto a beautifully landscaped, south-facing garden. The neutral décor, high-quality fixtures and energy-saving additions such as solar panels make this property not only elegant but also economical to run. From the Kamdean wood-effect flooring to the quartz-topped shaker kitchen and plush bedroom carpets, no detail has been overlooked.

Situated within walking distance of Bawtry’s buzzing high street, with its array of independent boutiques, restaurants, cafes and pubs, and with easy access to major motorway links, this location combines market town charm with commuter convenience. With no onward chain, a B EPC rating and a 6-year architect’s warranty, this home is ready to go – just in time for you to celebrate the festive season in comfort and style.

ACCOMMODATION

On approach, the home immediately impresses with its neat and private frontage and beautiful brickwork. A decorative stone border and shrubs frame a pathway to the front door, enclosed by smart black metal railings and secure wooden boundary fencing. A private driveway provides off-street parking for two vehicles, adding practicality to this picturesque setting.

Step inside to discover a thoughtfully arranged interior, beautifully finished with neutral tones and high-quality materials. Kamdean wood-effect flooring flows seamlessly throughout the main living areas, while the bedrooms are fitted with soft, plush carpets to add warmth and comfort.

The heart of the home is the open-plan kitchen, dining and living area – a bright and airy space perfect for modern living. A stunning shaker-style kitchen offers ample storage and a beautiful quartz breakfast bar and worktops enhance this room, which is finished with stylish spot lighting. The living area benefits from natural light through large bi-folding doors which open directly onto a generous south-facing garden, ideal for entertaining or relaxing in privacy.

Entrance Hall - A welcoming and practical entrance with Kamdean flooring and spot lighting, providing access to all rooms in the bungalow and a large storage cupboard.

Open-Plan Kitchen / Dining / Living Area - This stunning space is designed for both comfort and functionality. The kitchen features a contemporary shaker-style design with soft-close cabinetry, high-end quartz worktops and breakfast bar, and a full range of integrated appliances which include oven, hob, extractor hood, fridge/freezer, microwave and dishwasher. There is plumbing for washing machine. Spot lighting adds a clean, modern touch, while bi-folding doors at the rear flood the space with light and connect the indoors seamlessly with the garden. There is space for a dining table and a sofa where you can enjoy cozy nights relaxing in front of the tv or with a book.

Bedroom One - A well-proportioned double bedroom with plush carpet underfoot, radiator heating and a single pendant ceiling light, providing a tranquil retreat at the end of the day.

Bedroom Two - Another spacious double bedroom, equally well-appointed with soft carpeting, a radiator and a pendant light fitting. Ideal as a guest room, home office or dressing room, depending on your lifestyle needs.

Shower Room - Stylish and functional, the shower room features a contemporary suite, complete with walk-in shower, modern vanity unit, WC, heated towel rail and elegant tiling. Finished with spot lighting for a bright, clean look.

External Features -The property is set behind black metal railings with a well-presented front garden featuring a decorative stone border and low-maintenance shrubbery. A paved

path leads to the front entrance, while the driveway to the side offers parking for two cars. To the rear, a fully enclosed south-facing garden offers an excellent balance of lawn and patio – perfect for outdoor dining, summer gatherings or simply soaking up the sun in privacy. The wooden fencing surrounding the garden ensures both security and peace.

To view this beautiful bungalow, contact 3keys Property today 01302 867888.

HALLWAY

1.501m x 2.896m (4' 11" x 9' 6")

KITCHEN / DINER / LOUNGE

4.125m x 6.1m (13' 6" x 20' 0")

BATHROOM

1.750m x 3.101m (5' 9" x 10' 2")

BEDROOM 1

3.550m x 4.0m (11' 8" x 13' 1")

BEDROOM 2

2.372m x 4.671m (7' 9" x 15' 4")

ADDITIONAL INFORMATION

Council Tax Band – TBC
EPC rating – B
Tenure – Freehold
Parking - Driveway for two cars
Boiler - Combi.
Energy - Solar panels (Not leased)

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 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

