

Anson Grove
Auckley
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Fiddlers Drive, Doncaster
£275,000

3Keys Property are delighted to present this beautifully extended three double bedroom detached family home in the sought-after area of Armthorpe, Doncaster. Finished to an exceptional standard throughout, this property offers spacious and flexible living accommodation including a stunning open-plan kitchen and dining area with bi-fold doors leading onto a private south-facing garden with open views. With stylish interiors, modern fittings, and excellent access to local schools, amenities and transport links, this home is perfect for families and professionals alike. Contact 3Keys Property today on 01302 867888 to arrange your viewing.

- EXTENDED 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- LARGE FAMILY ROOM
- LARGE JACK & JILL BATHROOM WITH SHOWER OVER BATH
- DRIVEWAY WITH PARKING FOR 2 CARS
- EASY ACCESS TO LOCAL AMENITIES AND POPULAR SCHOOLS
- STUNNING GROUND FLOOR EXTENDED KITCHEN/DINING ROOM
- SEPARATE SNUG/STUDY
- PRIVATE SOUTH FACING REAR GARDEN OVERLOOKING FARMERS FIELD
- INTEGRAL GARAGE WITH ACCESS FROM HALLWAY
- SUPERB ACCESS TO MOTORWAYS AND LOCAL TRANSPORT NETWORK

PROPERTY DESCRIPTION

A beautifully presented and tastefully extended three double bedroom detached home, ideally located on a popular and well-established development in Armthorpe, Doncaster.

The property offers spacious and stylish accommodation throughout and features a stunning open-plan kitchen and dining area with bi-fold doors opening onto a large private south-facing garden with open views. Finished to a high standard, this home combines modern living with comfort and practicality, and benefits from excellent access to local schools, amenities, and motorway networks.

Accommodation

On entering the property, a welcoming hallway features Amtico wood-effect flooring, a radiator, single pendant light fitting, and provides access to the garage.

To the front of the property, the snug or home office offers a versatile space, ideal for a study or relaxation area. It has carpet to the floor, a front aspect window, radiator, and single pendant light fitting.

The family room is a spacious and comfortable reception room with carpet to the floor, two radiators, and two single pendant light fittings, creating a warm and inviting space for everyday living.

The stunning open-plan kitchen and dining room forms the heart of the home. This contemporary extension is fitted with a navy-blue shaker-style kitchen complemented by white contrasting worktops and a central island. The kitchen includes a range of integrated appliances comprising dishwasher, washing machine, fridge, freezer, induction hob with in-built extractor tower, double oven, and microwave. The room is finished with spot lighting and a pendant light fitting over the island. Large bi-fold doors open onto the south-facing rear garden, allowing an abundance of natural light and creating a seamless connection between indoor and outdoor living - ideal for entertaining and family gatherings. The floor is fitted with a stylish herringbone wood effect laminate.

First Floor

The landing has carpet to the floor, a side aspect window, a useful store cupboard, and access to the loft space.

Bedroom One is a spacious double room with fitted wardrobes, fitted carpet, radiator, and single pendant light fitting, and benefits from direct access to the Jack and Jill family bathroom.

Bedroom Two is another well-proportioned double room with fitted carpet, radiator, and single pendant light fitting, while Bedroom Three is also a comfortable double with the same high-quality finish.

The Jack and Jill family bathroom is well appointed with a bath and shower over, WC, and hand basin. It is finished with tiled flooring and mainly tiled walls, and features a rear aspect obscure glass window, heated towel rail, and spot lighting, offering a bright and contemporary space.

Outside

To the front of the property there is a block paved driveway providing off-road parking for two vehicles and access to the integrated single garage and rear garden. To the rear lies a large, private, south-facing garden with patio and lawned areas, perfect for outdoor dining, entertaining, and family activities. The garden enjoys attractive open views, creating a peaceful and private setting.

This home is situated on a highly regarded development within Armthorpe, a popular and convenient suburb of Doncaster. The area offers an excellent range of local amenities including shops, cafés, schools, and leisure facilities. It is ideally placed for commuters with easy access to Doncaster City Centre, motorway links via the M18 and A1(M), and nearby public transport connections.

Viewing Highly Recommended. This superbly extended and immaculately presented family home offers generous accommodation, modern fittings, and a stunning kitchen and dining space leading to a beautiful garden. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this property provides. Contact 3Keys Property for further details 01302 867888.

ENTRANCE HALL

0.91m x 4.23m (3' 0" x 13' 11")

FAMILY ROOM

3.86m x 6.29m (12' 8" x 20' 8")
(Max measurement)

KITCHEN/DINING ROOM

3.64m x 6.24m (11' 11" x 20' 6")

SNUG/OFFICE

2.68m x 3.06m (8' 10" x 10' 0")

LANDING

PRINCIPAL BEDROOM

2.62m x 3.20m (8' 7" x 10' 6")

BEDROOM 2

2.61m x 3.03m (8' 7" x 9' 11")
(Min measurement)

BEDROOM 3

2.63m x 3.11m (8' 8" x 10' 2")
(Min measurement)

JACK & JILL BATHROOM

1.75m x 3.56m (5' 9" x 11' 8")

ADDITIONAL INFORMATION

Council Tax Band – C
EPC rating – TBC
Tenure – Freehold
Parking - Driveway for two cars
Garage - Single garage
Boiler - Combi boiler
Loft - Fixed ladder with part boarding.

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.

