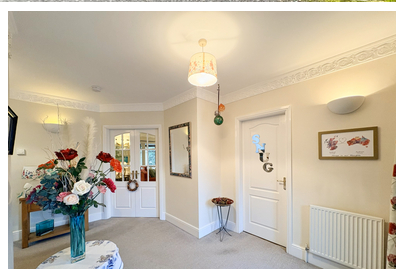


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Parklands Close, Doncaster

£415,000

3Keys Property are delighted to present this immaculate and generously proportioned four double bedroom detached family home to the open sales market. Ideally located on the sought-after Parklands Close in the charming village of Old Rossington, offering extensive living accommodation including three reception rooms, a stylish kitchen/breakfasting room, 3 bathrooms, a private landscaped rear garden and double garage, this superb property is perfectly suited to modern family living while benefiting from excellent local amenities, schools and transport links. Contact 3Keys Property for details 01302 867888.

- LARGE 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- 3 BATHROOMS AND UTILITY
- FITTED KITCHEN WITH INTEGRAL APPLIANCES & BREAKFAST BAR
- SPACIOUS HALLWAY WITH LOTS OF STORAGE
- DRIVEWAY WITH PARKING FOR 3 CARS
- 3 RECEPTION ROOMS
- IMMACULATLY PRESENTED AND MAINTAINED THROUGHOUT
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- DOUBLE GARAGE WITH 2 REMOTE CONTROLLED ROLLER DOORS
- PRIVATE REAR GARDEN



PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this immaculately presented and generously proportioned four double bedroom detached family home, situated on the highly regarded Parklands Close in the quaint and sought-after village of Old Rossington.

Old Rossington is a charming village offering a peaceful setting while still providing excellent access to local amenities, countryside walks, reputable schools and convenient transport links, including the motorway network and Doncaster city centre. This desirable location makes the property an ideal choice for families and professionals alike.

This spacious home offers extensive living accommodation, perfectly suited to modern family life, with three reception rooms to the ground floor, four well-proportioned double bedrooms to the first floor and 3 bathrooms. In addition, the property benefits from a double garage, parking for 3 cars and private garden to the rear.

Accommodation

The accommodation briefly comprises: fully fitted kitchen with breakfast bar and integrated appliances, large lounge/dining room, spacious conservatory, further front facing reception room used as a snug, utility room, ground floor shower room, principal bedroom with ensuite and fitted wardrobes, three further double bedrooms, 2 of which have fitted wardrobes and a family bathroom with bath tub and walk in shower - creating the perfect family home.

GROUND FLOOR

A grand and welcoming entrance hallway provides access to the ground floor accommodation. Featuring fitted carpet to floor, a large cloak cupboard which provides idea space for plenty of coats and shoes, a further under stair storage cupboard, three single pendant light fittings and two radiators.

The fully fitted kitchen boasts a wide range of modern wall and base units with coordinating worktops and a large breakfast bar. Integrated appliances include a double oven, 5 ring gas hob, extractor hood and dishwasher. Finished with tiled flooring, rear-aspect window and door leading to utility room. Spotlighting and radiator.

The utility room features tiled flooring, additional matching wall and base units, integrated fridge and freezer, single bowl sink with drainer, plumbing for a washing machine and dryer, radiator and door providing access to the garden.

The spacious lounge/dining room benefits from French doors from the hallway and further French doors opening onto the rear aspect conservatory. Featuring a fireplace with gas fire, carpeted flooring, two radiators and two single pendant light fittings. There is a further rear aspect window and plenty of space for large lounge furniture and dining table.

The ground floor shower room comprises a walk in shower, low-level WC and hand basin, with tiled flooring, radiator and single pendant light fitting.

The front-aspect reception/snug offers a versatile space ideal for a play room, office or additional relaxation area, with feature bay window, carpeted flooring, radiator and single pendant light fitting.

The large conservatory is well maintained and bright, offering a great place to enjoy the garden view, with tiled flooring, radiator, single pendant fan light fitting and French doors opening onto the garden.

FIRST FLOOR

The principal bedroom is a generous double room with rear-aspect window, fitted wardrobes, carpeted flooring, radiator and single pendant light fitting. A door leads to a spacious ensuite, comprising a walk-in shower, hand basin and WC, with rear-aspect window, radiator, tiled flooring and single pendant light fitting.

Bedroom Two is a double room with front-aspect window, fitted wardrobes, carpeted flooring, radiator and single pendant light fitting.

Bedroom Three benefits from fitted wardrobes, a rear-aspect window, carpeted flooring, radiator and single pendant light fitting.

Bedroom Four is also a double bedroom, featuring a front-aspect window, carpeted flooring, radiator and single pendant light fitting. This room is currently used as an office and also provides access to the loft which is partially boarded with fixed loft ladder, power and lighting.

The spacious family bathroom is part tiled and fitted with a white suite comprising a bath, walk-in shower, hand basin and WC. Finished with tiled flooring, rear-aspect obscure window, heated towel rail and single pendant light fitting.

The landing offers a large, side-aspect feature window, carpeted flooring, double airing cupboard, additional single cupboard, radiator and single pendant light fitting.

EXTERNAL

To the front of the property is a well-maintained garden, with a printed concrete driveway providing off-road parking for 3 cars. The double garage is accessible from the front of the property and benefits from power, lighting, storage and 2 remote-controlled roller doors. There is also a pedestrian access door to the rear of the garage providing access to the rear garden. The driveway provides parking for up to three vehicles. External lighting is fitted to both the front, side and rear of the property.

The rear garden is attractively landscaped and mainly laid to lawn, with mature shrub borders and a patio area ideal for outdoor entertaining. Additional storage area is located down the side of the property, along with a private paved area behind the garage.

ENTRANCE HALL

SNUG

4.24m x 3.61m (13' 11" x 11' 10") MAXIMUM MEASUREMENT

LOUNGE

5.45m x 6.71m (17' 11" x 22' 0") MAXIMUM MEASUREMENT

KITCHEN

3.46m x 3.56m (11' 4" x 11' 8")

UTILITY

1.82m x 2.92m (6' 0" x 9' 7")

BATHROOM

2.30m x 3.10m (7' 7" x 10' 2")

CONSERVATORY

3.76m x 5.75m (12' 4" x 18' 10")

FIRST FLOOR LANDING

BEDROOM 1

4.16m x 4.22m (13' 8" x 13' 10") MAXIMUM MEASUREMENT

BEDROOM 1 ENSUITE

2.39m x 2.89m (7' 10" x 9' 6")

BEDROOM 2

3.59m x 3.68m (11' 9" x 12' 1") MAXIMUM MEASUREMENT

BEDROOM 3

3.47m x 3.57m (11' 5" x 11' 9")

BEDROOM 4

2.65m x 3.05m (8' 8" x 10' 0") MAXIMUM MEASUREMENT

BATHROOM

2.29m x 3.82m (7' 6" x 12' 6")

GARAGE

5.41m x 6.69m (17' 9" x 21' 11")

ADDITIONAL INFO

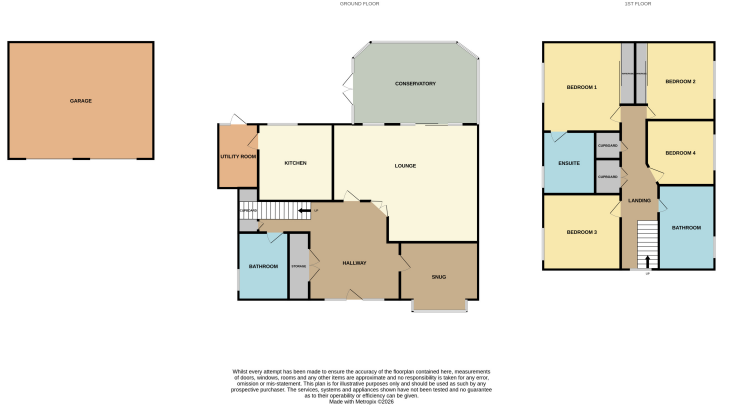
Council Tax Band – E  
EPC rating – TBC  
Tenure – Freehold  
Parking - Driveway with space for 3 cars  
Garage - Double garage  
Boiler - Conventional boiler installed in 2023  
Loft - Part boarded with fixed ladder and light

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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, sections, rooms and any other parts are approximate and it is recommended to visit the property to view the same. The various, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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