

**5d, Riverway, Auckley**

Doncaster

Offers in Region of **£450,000**

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Helping you find the right property



## 5d, Riverway

Auckley, Doncaster

JUST REDUCED – 3Keys Property proudly present this exceptional 4-bedroom detached house for sale in Auckley, Doncaster, positioned in one of the area's most desirable village locations. This spacious and well maintained family home offers modern open-plan living, four generous bedrooms, a double garage, private driveway and a fully enclosed rear garden - making it the ideal choice for buyers searching for a high-quality detached property in Doncaster.

- 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





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The ground floor comprises a spacious open-plan kitchen/diner that provides an excellent space for family living and entertaining.

### 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.





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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.





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### 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.





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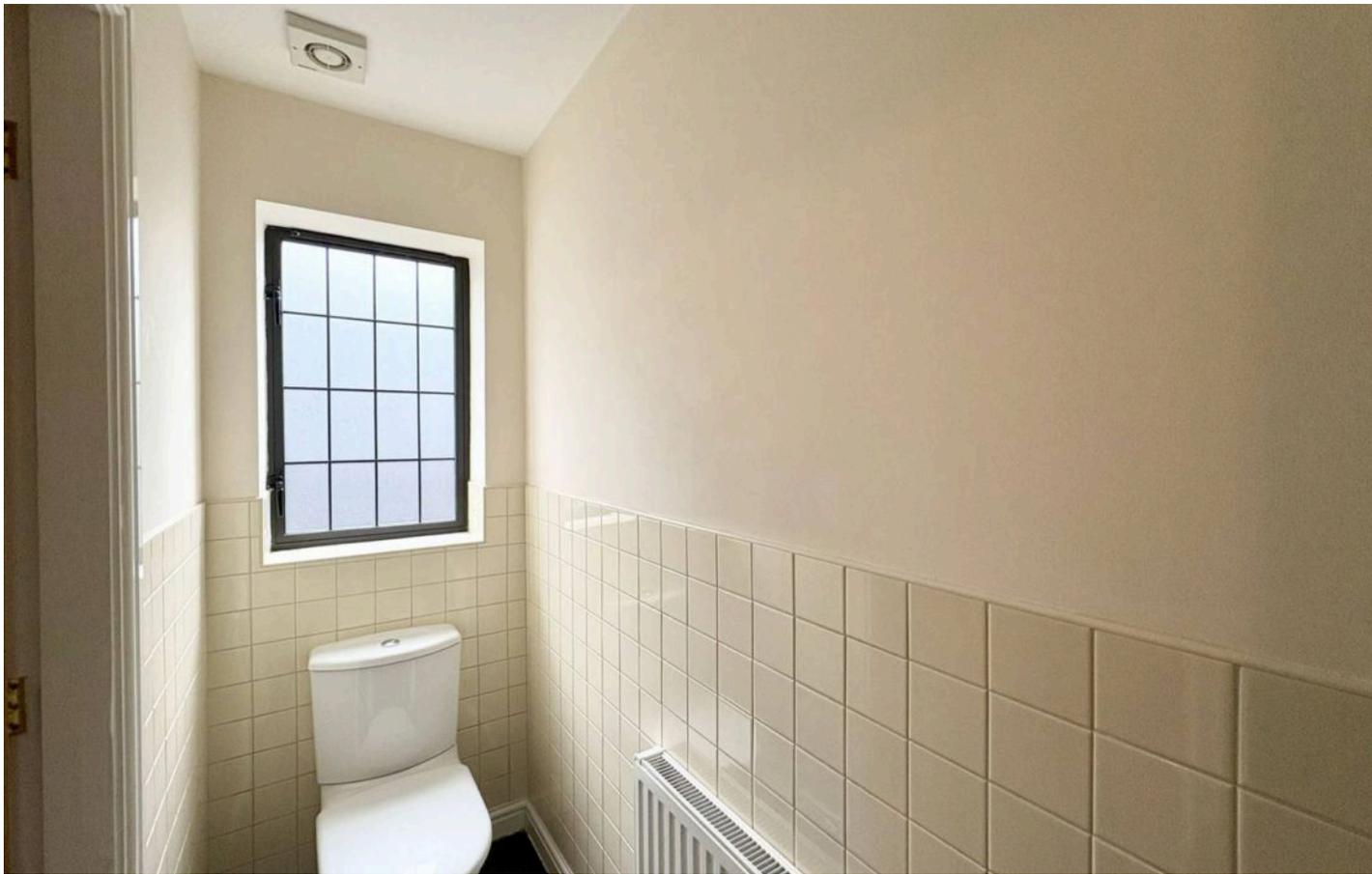
Auckley, Doncaster

### 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.

Auckley 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.





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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") 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 MEASUREMENT

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")

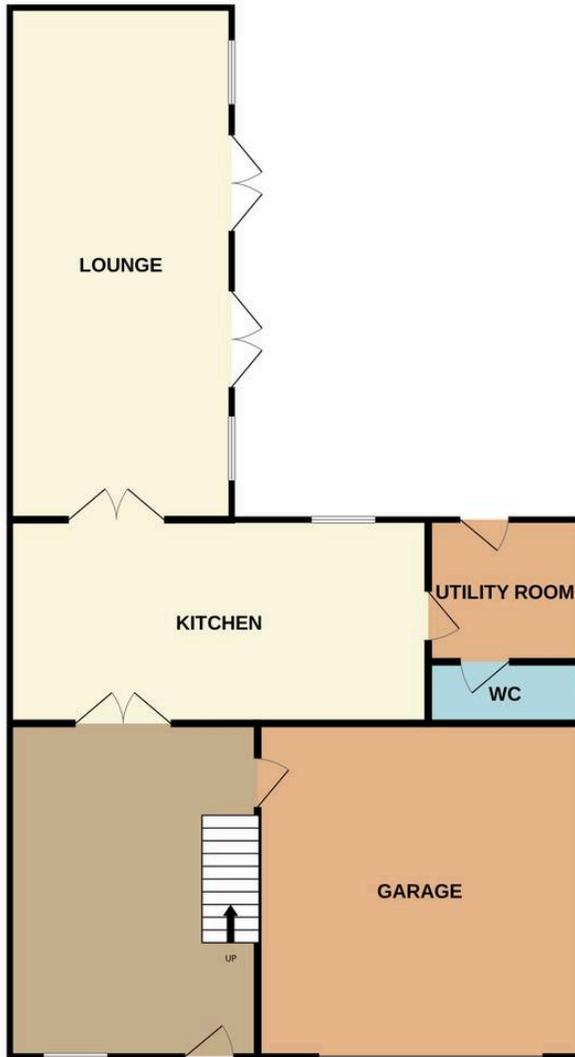
BEDROOM 4 2.42m x 3.21m (7' 11" x 10' 6")

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

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



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



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



TOTAL FLOOR AREA : 1938 sq.ft. (180.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 3Keys Property

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