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3KeysProperty

Highfield Road, Doncaster

£250,000

3 Keys Property are delighted to bring to the market this traditional detached bungalow, set on a generous plot within the sought-after town of Bawtry, Doncaster. Offered with no onward chain, the property is in need of refurbishment and is priced accordingly, providing an excellent opportunity to modernise, add value and potentially extend or develop further (subject to planning). Contact 3Keys Property 01302 867888.

- **3 BEDROOM DETACHED BUNGALOW**
- **POTENTIAL FOR IMPROVEMENT**
- **OPPORTUNITY TO EXTEND SUBJECT TO PLANNING APPROVAL**
- **BAWTRY TOWN LOCATION**
- **VIEWING HIGHLY RECOMMENDED**
- **NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION**
- **LARGE PLOT SITUATED IN QUIET CUL DE SAC**
- **GARAGE WITH DRIVEWAY**
- **SITUATED CLOSE TO A WIDE RANGE OF AMENITIES AND EASY ACCESS TO MOTORWAY NETWORKS**

PROPERTY DESCRIPTION

3Keys Property are delighted to bring to the open sales market this traditional detached bungalow, occupying a generously sized plot within the highly sought-after town of Bawtry, Doncaster. Offered to the market with no onward chain, this property presents an exciting opportunity for a wide range of buyers including those looking for a refurbishment project, investors, and purchasers seeking a home with excellent scope to modernise, extend or potentially develop further, subject to the necessary planning consents.

The property is in need of refurbishment throughout, however this is reflected in the asking price, providing an excellent chance for a buyer to add significant value and create a beautiful home in a desirable location. Positioned just off Thorne Road, the bungalow benefits from a substantial frontage, extensive driveway parking and a garage, all set within well-established gardens. With strong transport links nearby, including access to public transport routes and motorway networks, this is an ideal purchase for those looking for both village charm and commuter convenience.

Upon entering the property, the front door provides access into the entrance porch which features a tiled floor and offers a practical space before leading into the main accommodation. A full length glazed door with glazed side panels opens into the spacious central hallway, which provides access to the lounge/dining room, kitchen, bathroom and two bedrooms. The hallway further benefits from loft access, a useful storage cupboard, two pendant light fittings, a radiator and fitted carpet, creating a welcoming and well-proportioned entrance to the home.

The lounge/dining room is a generous reception space with excellent natural light. The room benefits from a large front aspect window and a rear aspect window, along with a sliding door which opens directly out to the rear garden, making it a versatile space for both everyday living and entertaining. The lounge/dining room includes two pendant light fittings, two radiators and fitted carpet. The layout offers excellent potential for modernisation and could be transformed into an impressive open-plan living and dining area, perfectly suited to family life.

The kitchen offers a range of wall and base units with worktops, a sink unit with mixer tap, space for a cooker and plumbing for a washing machine. The kitchen is partially tiled and includes a large open store cupboard, along with a rear aspect window and a door leading out to the rear garden. Although requiring improvement, the kitchen provides a strong base for redesign and could be updated to suit a buyer's preferred style and specification, with scope to create a more contemporary and functional layout.

The principal bedroom is a spacious double room positioned to the front of the property, featuring a large window, pendant light fitting, radiator and fitted carpet. The second bedroom is also a generous double, positioned to the rear of the bungalow, with a rear aspect window, pendant light fitting, radiator and fitted carpet. Both bedrooms offer excellent proportions and present the opportunity to create comfortable, modern sleeping accommodation. The third bedroom, situated off the lounge, is a single bedroom with fitted carpet, fitted storage cupboards, radiator and single pendant light fitting.

The bathroom is fully tiled and comprises a bath tub, WC and pedestal hand basin. The room includes a side aspect obscure glazed window, strip light fitting and vinyl flooring.

Externally, the property sits on a generous plot with a well-maintained frontage. To the front there is a tarmac driveway bordered by block paving, offering off-road parking. There is also a large laid to lawn garden area with mature, well-established shrubs and planting, all enclosed with a brick boundary wall which adds to the kerb appeal and privacy of the home. The driveway leads to the garage, which has an up and over door and provides further secure parking or storage.

To the rear, the garden enjoys a desirable south-westerly aspect and is mainly laid to lawn with a variety of mature shrubs and small trees. A pathway runs down towards the bottom of the garden and the rear boundary is secured with fencing. The size of the rear garden provides excellent outdoor space and further enhances the potential of the property, offering the possibility for landscaping, outdoor entertaining areas, or future extension options, subject to the relevant consents.

This is a fantastic opportunity to purchase a detached bungalow in a highly desirable area, offering a generous plot, excellent parking and garage facilities, and huge potential for improvement. With no onward chain, the property is ideally suited to those looking for a project, with the asking price reflecting the refurbishment required and the scope available to create a wonderful home. Viewing is highly recommended, contact 3Keys Property for details 01302 867888.

PORCH

ENTRANCE HALLWAY

KITCHEN

3.46m x 3.47m (11' 4" x 11' 5")

LOUNGE

3.32m x 6.73m (10' 11" x 22' 1")

BEDROOM 1

3.61m x 3.92m (11' 10" x 12' 10")

BEDROOM 2

2.71m x 3.48m (8' 11" x 11' 5")

BATHROOM

1.66m x 2.12m (5' 5" x 6' 11")

BEDROOM 3

2.17m x 3.02m (7' 1" x 9' 11")

ADDITIONAL INFORMATION

Council Tax Band – C
EPC rating – E
Parking - Driveway parking
Loft - No boarding or ladder
Boiler - Conventional boiler

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

GROUND FLOOR

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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