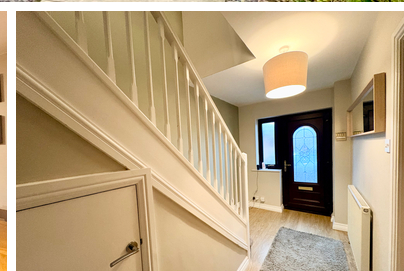


Anson Grove
Auckley
DN9 3QN
01302 867888



Foxglove Close, Doncaster

£189,950

3Keys Property are delighted to offer for sale this well-presented three bedroom semi-detached home, tucked away on a generous corner plot within a quiet cul-de-sac in the popular village of Blaxton, Doncaster. Offered with no onward chain, the property benefits from ample off-road parking, a detached garage and generous garden, making it ideal for first-time buyers, downsizers or small families. Contact 3Keys Property for details 01302867888

- 3 BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- REAR ASPECT LOUNGE WITH DOORS TO REAR GARDEN
- SECURITY ALARM AND BOILER STILL UNDER WARRANTY
- DETACHED GARAGE WITH FRENCH DOORS ONTO REAR GARDEN
- NO ONWARD CHAIN
- FITTED KITCHEN WITH DINING AREA
- FAMILY BATHROOM WITH SHOWER OVER BATH
- CORNER PLOT WITH GOOD SIZE, PRIVATE REAR GARDEN
- DRIVEWAY WITH PARKING FOR UP TO 4 CARS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this well-presented three bedroom semi-detached property, tucked away on a generous corner plot within a quiet cul-de-sac in the popular village of Blaxton, Doncaster. Offered to the market with no onward chain, the property is ideally suited to a first-time buyer, those looking to downsize, or a small family. The property benefits from gardens to both the front and rear, along with ample off-road parking for up to four vehicles to the front and side, as well as a detached garage. Its corner position provides a larger than average plot and a good degree of privacy.

The accommodation briefly comprises a spacious entrance hall, fully fitted kitchen/ breakfast room, lounge with doors opening onto the rear garden, first-floor landing with loft access, three bedrooms and a family bathroom.

Ground Floor

To the front of the property is a spacious entrance hall with wood-effect laminate flooring. There is a useful storage cupboard providing space for coats and shoes, along with a radiator and single pendant light fitting. The hallway gives access to the lounge, kitchen/ breakfast room and stairs rising to the first-floor accommodation.

The lounge is positioned to the rear of the property and enjoys sliding doors opening onto the patio area and garden beyond. The room features wood-effect laminate flooring, a radiator and a single pendant light fitting, creating a comfortable and welcoming living space.

The stylish kitchen/ breakfast room is fully fitted with a range of wall and base units with contrasting worktops. Integrated appliances include an oven, gas hob with extractor hood, with space for a fridge and plumbing for a washing machine. There are 2 front aspect windows and a dedicated dining area with space for a dining table. The laminate flooring continues from the hallway, creating a seamless flow throughout the ground floor. Additional features include a radiator and spot lighting.

First Floor

The first-floor landing has carpet fitted to the floor, a single pendant light fitting and a large, useful storage cupboard. The landing provides access to all three bedrooms and the family bathroom. There is also access to the loft, where the boiler is housed, with easy access to the pressure gauge located within the storage cupboard.

Bedroom one is positioned to the front of the property and benefits from a front aspect bay window, carpet fitted to the floor, single pendant light fitting and a radiator.

Bedroom two has a rear aspect window, carpet to the floor, single pendant light fitting and a radiator.

Bedroom three is also positioned to the rear and includes a rear aspect window, carpet to the floor and a radiator.

The family bathroom is front facing and fully tiled, fitted with a white suite comprising a bath with shower over, hand basin and WC. The room further benefits from a heated towel rail and spot lighting.

External

The property enjoys a particularly generous rear garden due to its corner plot position. The garden is mainly laid to lawn, not overlooked, and features three separate patio areas along with established shrub borders, making it ideal for outdoor entertaining and family use.

The detached garage can be accessed via French doors from the rear garden and benefits from power and lighting, along with an up-and-over door.

To the front of the property is a paved driveway providing ample off-road parking, alongside a front garden laid with decorative slate and shrubs, offering an attractive first impression. There is secure gated access from the front of the property through to the rear garden.

The development offers excellent access to the M18 motorway and Doncaster City Centre via the Great Yorkshire Way. Blaxton village is situated close to Finningley and Auckley, and the



area benefits from a range of local walks and popular public houses, giving it a desirable semi-rural feel. The village is well served by local transport links and offers access to amenities in Finningley, including a post office, convenience store, primary school and the historic St Oswald's Church. To arrange a viewing, contact 3Keys Property today on 01302 867888.

ENTRANCE HALL

LOUNGE

3.24m x 4.96m (10' 8" x 16' 3") MAXIMUM MEASUREMENT

KITCHEN

2.84m x 3.72m (9' 4" x 12' 2")

FIRST FLOOR LANDING

BEDROOM 1

2.79m x 4.12m (9' 2" x 13' 6") MAXIMUM MEASUREMENT

BEDROOM 2

2.79m x 3.23m (9' 2" x 10' 7")

BEDROOM 3

2.09m x 2.37m (6' 10" x 7' 9")

BATHROOM

1.63m x 2.04m (5' 4" x 6' 8")

ADDITIONAL INFORMATION

Council Tax Band – B
EPC rating – D
Tenure – Freehold
Boiler - 4 years old and under warranty
Loft- Part boarded with power and no fixed ladder

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of plans, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide to any prospective purchasers. 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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