



## Gate House Lane, Doncaster

**£229,950**

3Keys Property are delighted to present to the open sales market this immaculate three double bedroom semi-detached property, situated in the highly sought-after area of Auckley, Doncaster. This beautiful home oozes charm and has been fully refurbished throughout, offering stylish and spacious accommodation ideal for modern family living. The property benefits from a generous open plan lounge and dining room, a stunning fully fitted kitchen complete with breakfast bar and bi-fold doors opening onto the garden, and a convenient ground floor WC. Upstairs, there are three bedrooms and a spacious family bathroom, finished to a high standard. Externally, the property boasts a large garden, accessible via gates at the side of the house, along with a driveway providing off-road parking for at least four vehicles.

- **3 BEDROOM DETACHED FAMILY HOME**
- **SHOW STOPPING KITCHEN WITH UNDERFLOOR HEATING**
- **BIFOLDING DOORS FROM THE KITCHEN ONTO PATIO AREA**
- **OFF STREET PARKING FOR SEVERAL VEHICLES**
- **CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **LARGE REAR SOUTH FACING GARDEN NOT OVERLOOKED**
- **FAMILY BATHROOM WITH FREESTANDING BATH AND SEPARATE SHOWER CUBICLE**
- **DOWNSTAIRS WC**
- **CLOSE TO LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS**

## PROPERTY DESCRIPTION

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## GROUND FLOOR

Upon entering the property, you are immediately welcomed into a stunning open plan lounge/diner, beautifully presented with wooden flooring throughout and elegant pendant lighting to both areas. A charming bay window to the front elevation, complemented by a characterful side window, floods the space with natural light and enhances the room's inviting atmosphere. Featuring two radiators, a useful built-in storage cupboard and a striking open fire as a focal point, this impressive reception space effortlessly combines comfort and character, creating a warm and cosy cottage ambience perfect for both relaxing and entertaining.

Accessed from the lounge/diner is an exceptional, high-specification kitchen – a truly impressive extension that forms the stunning centrepiece of the home. Thoughtfully designed to maximise light and space, this remarkable room features roof glazing and contemporary inset spot lighting, while expansive bi-fold doors open effortlessly onto the patio and substantial private rear garden, creating a seamless transition between indoor and outdoor living. The kitchen is superbly appointed with an extensive range of floor-to-ceiling cabinetry, offering outstanding storage solutions, beautifully complemented by a stylish breakfast bar ideal for informal dining and entertaining. Integrated appliances include a dishwasher, oven and extractor, all finished to a high standard to ensure both practicality and sleek, modern design. A side window and separate side entrance door further enhance natural light and convenience. Completed with elegant tiled flooring and the added luxury of underfloor heating, this outstanding kitchen delivers both sophistication and comfort, providing an exceptional space perfectly suited to modern family living.

The ground floor also benefits from a conveniently located WC, fitted with a low-level WC and wash hand basin. A side-facing window allows for natural light and ventilation, while a radiator and tiled flooring complete this practical and well-presented space.

## FIRST FLOOR

Beautiful landing enhanced by a stylish pendant light fitting and soft carpet underfoot, creating a warm and welcoming first impression. The space provides seamless access to all bedrooms and the family bathroom, offering both practicality and a sense of flow to the upper floor.

Principal bedroom positioned at the front of the property, enjoying an abundance of natural light from two well-placed windows that create a bright and airy atmosphere. The room offers a comfortable and inviting retreat, complete with soft carpet underfoot, a central pendant light fitting, and a radiator for year-round comfort.

Bedroom Two is situated at the side of the property, featuring a side-facing window that allows for pleasant natural light. The room is finished with soft carpet flooring and benefits from a radiator, creating a comfortable and versatile space ideal for family, guests, or a home office.

Bedroom Three is positioned at the rear of the property, enjoying lovely views over the beautiful garden. This versatile room offers flexible living and can easily serve as a comfortable bedroom, a peaceful study, or a practical dressing room, making it ideal to suit a variety of needs.

Family bathroom is a true showstopper, beautifully appointed with a stunning freestanding bath tub and a separate shower cubicle, offering the perfect balance of relaxation and practicality. The suite is completed with a WC and wash hand basin, elegant floor tiling, and a heated towel rail for added comfort. An obscure window provides natural light while maintaining privacy.

## EXTERNALLY

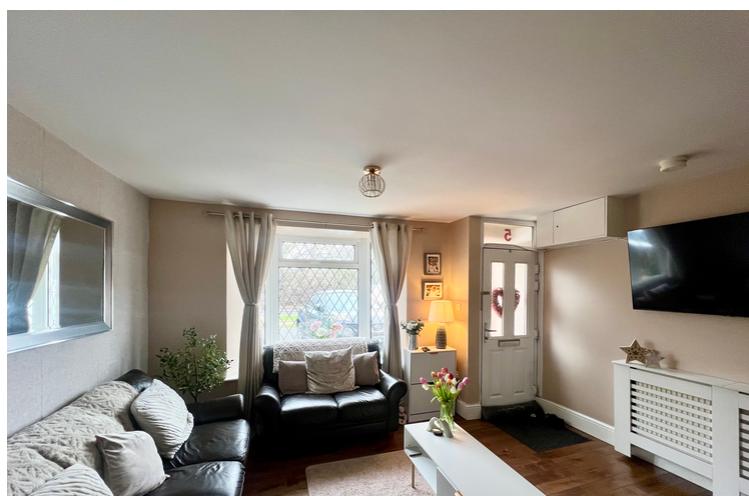
To the front of the property, there is ample off-road parking for up to four vehicles, providing both convenience and practicality. A side gate offers easy access to the rear garden. The rear garden is generous in size and wonderfully private, creating a peaceful outdoor retreat. A patio area sits directly outside the bi-fold doors, perfect for al fresco dining and entertaining. With its substantial proportions, this garden offers endless possibilities for landscaping, play areas, or further outdoor living enhancements.

## OPEN PLAN LOUNGE/DINER

3.62m x 7.08m (11' 11" x 23' 3") MAXIMUM MEASUREMENT

## WC

1.29m x 1.55m (4' 3" x 5' 1")



## KITCHEN

4.06m x 7.14m (13' 4" x 23' 5") MAXIMUM MEASUREMENT

## FIRST FLOOR LANDING

## PRINCIPAL BEDROOM

3.09m x 4.27m (10' 2" x 14' 0")

## BEDROOM 2

2.37m x 2.96m (7' 9" x 9' 9")

## BEDROOM 3

1.54m x 3.91m (5' 1" x 12' 10") MAXIMUM MEASUREMENT

## BATHROOM

2.33m x 2.77m (7' 8" x 9' 1")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

Parking - Driveway with space for 4 cars

Boiler - Combination boiler installed in 2016.

Loft- With no ladder or light.

## 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 checked 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 care has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracies or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and is not intended to be used for planning purposes or to be used for calculating the area of rooms or the property.

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