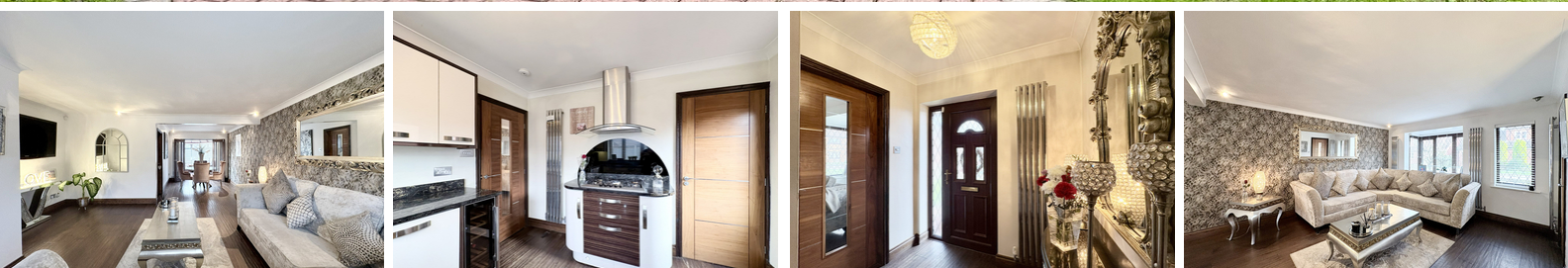


Anson Grove
Auckley
DN9 3QN
01302 867888



Gatesbridge Park, Doncaster

£325,000

STYLISH DETACHED FAMILY HOME WITH EXTENSION POTENTIAL -
Welcome to this beautifully presented 3-bedroom detached family home in the highly desirable village of Finningley, Doncaster. Offering modern open-plan living, a stylish fitted kitchen, conservatory, low maintenance rear garden, garage and driveway, this property is perfectly suited to growing families seeking space, comfort and convenience. With further potential to extend (subject to planning permission), this is a home designed for both today and the future. Situated close to local schools, village amenities and excellent transport links, this superb property combines peaceful village living with everyday practicality. All enquiries call 3Keys Property on 01302 867888.

- 3 BEDROOM DETACHED FAMILY HOME
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- 3 GOOD SIZE BEDROOMS
- BLOCK PAVED DRIVEWAY AND GARAGE
- POTENTIAL FOR FURTHER DEVELOPMENT TO PROPERTY
- LARGE OPEN PLAN LOUNGE AND DINING AREA
- CONSERVATORY WITH FRENCH DOORS ONTO THE GARDEN
- BATHROOM WITH SHOWER OVER BATH
- FINNINGLEY VILLAGE LOCATION

PROPERTY DESCRIPTION

Beautifully Presented Detached Family Home with Further Potential

Located within the highly sought-after village of Finningley, this beautifully presented three-bedroom detached home offers stylish, well-proportioned accommodation perfectly suited to modern family living. Finished with care and attention to detail throughout, the property provides flexible living space, generous gardens and exciting potential for further extension (subject to the necessary consents), making it an ideal long-term family home.

With a modern open-plan layout, conservatory, ground floor W/C and garage, this home combines practicality with contemporary comfort in a peaceful village setting.

Ground Floor Accommodation

Entrance Hallway - A welcoming entrance hallway featuring wood floor which runs seamlessly throughout the ground floor, a designer column radiator and useful storage cupboard. Stairs rise to the first floor, creating a practical and inviting first impression.

Open Plan Living and Dining Room - The heart of the home is the impressive open-plan living and dining space, ideal for both everyday family life and entertaining.

With a beautiful, front-facing bay window, front aspect window and French doors opening into the conservatory, the room enjoys excellent natural light. Wood floor, designer radiators and spot lighting add a modern touch.

The layout comfortably accommodates both a lounge suite and a full dining table, creating a sociable environment perfect for family gatherings and hosting guests. Direct access to the kitchen enhances practicality.

Kitchen - The stylish and modern kitchen is fully fitted with a range of wall and base units complemented by contrasting granite worktops. Integrated appliances include an oven, microwave, gas hob with extractor hood, dishwasher and wine cooler.

A rear aspect window and door provide views and access to the garden, while the wood flooring and designer radiator continues the contemporary feel. The kitchen also benefits from access to the ground floor W/C, adding everyday convenience.

Conservatory - An excellent addition to the property, the conservatory provides further versatile living space. With wood floor and French doors opening to the garden, this room is ideal as a second sitting room, playroom, home office or summer room for year-round enjoyment.

Ground Floor W/C - A practical addition for family life, fitted with W/C and hand basin, finished with wood flooring and spot lighting.

First Floor Accommodation

Principal Bedroom - A well-proportioned double bedroom with a range of fitted wardrobes providing excellent storage. Front-facing window, radiator, spot lighting and carpeted flooring create a comfortable and relaxing retreat.

Bedroom Two

A spacious rear-facing double bedroom, ideal for children, guests or teenagers. Carpeted with radiator, practical fitted wardrobes and spot lighting.

Bedroom Three - A generous third bedroom with front aspect window, radiator, cupboard and carpet. Perfect as a 3rd bedroom, nursery or home office.

Family Bathroom - A modern, fully tiled bathroom comprising W/C, hand basin and bath with shower over. Tiled flooring, spot lighting, radiator and rear aspect window complete the space, offering both practicality and contemporary style.

Landing - side aspect window, carpet to floor, store cupboard and access to all 3 bedrooms, family bathroom and loft.

External & Outside Space

Externally, the property continues to impress. To the front, a block paved driveway provides off-road parking and leads to the garage. A neat block paved pathway surrounds the property, giving a well-maintained and attractive appearance and the garden is laid to lawn. A side gate offers secure access to the rear garden.

The enclosed rear garden has been thoughtfully designed for low maintenance and year-round use, featuring patio and decking areas ideal for outdoor dining and entertaining, along with an astro turf lawn. The generous proportions provide ample space for children to play, family gatherings or future landscaping projects. The garden also offers potential for further extension of the property, subject to the necessary planning permissions.

Garage

The garage benefits from power, lighting and plumbing for a washing machine and dryer, with an up-and-over door. It offers flexible storage, utility or workshop potential in addition to parking.

Finningley Village

Finningley remains one of the area's most desirable village locations in Doncaster, offering a peaceful, family-friendly environment with a strong sense of community. The village is well served by local shops, traditional pubs, a post office and a highly regarded primary school.

The picturesque village green, pond and historic 18th-century St Oswald's Church add to its charm and character. Excellent transport links provide easy access to the motorway network, while sought-after secondary schools and a sixth form college are located nearby, making this an ideal setting for growing families.

Summary

This beautifully presented detached home combines modern styling, practical family living and future potential in a prime village setting. With generous gardens, open-plan living, garage and driveway parking, it offers everything required for



comfortable family life - with scope to grow further.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer, call 3Keys Property today 01302 867888.

ENTRANCE HALL

WC

0.86m x 1.19m (2' 10" x 3' 11")

OPEN PLAN LOUNGE/DINER

5.13m x 7.74m (16' 10" x 25' 5") MAXIMUM MEASUREMENT

KITCHEN

3.17m x 3.17m (10' 5" x 10' 5")

CONSERVATORY

2.81m x 3.40m (9' 3" x 11' 2") MAXIMUM MEASUREMENT

GARAGE

2.76m x 5.46m (9' 1" x 17' 11")

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

3.42m x 4.44m (11' 3" x 14' 7")

BEDROOM 2

3.17m x 3.92m (10' 5" x 12' 10")

BEDROOM 3

2.33m x 2.62m (7' 8" x 8' 7") MAXIMUM MEASUREMENT

BATHROOM

2.08m x 2.19m (6' 10" x 7' 2") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – D

Tenure – Freehold

Parking - Driveway to the front

Loft - Boarded with power and light

Boiler - Combi boiler serviced in 2025

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 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.

