

Anson Grove
Auckley
DN9 3QN
01302 867888



Bretby Close, Doncaster

£265,000

FOUR BEDROOM SEMI-DETACHED FAMILY HOME

Cul-De-Sac Location | Open Plan Living | Landscaped Garden | Off Road Parking

Situated within a quiet cul-de-sac, this spacious and well presented four-bedroom semi-detached home offers versatile open-plan accommodation perfectly suited to modern family living. With generous reception space, a landscaped rear garden and off-road parking, this property provides the space, practicality and flexibility growing families need. Designed with everyday life in mind, the home combines a traditional bay-fronted lounge with a superb extended open plan living kitchen diner – creating the perfect balance between cosy family evenings and sociable entertaining. Contact 3Keys Property for details 01302 867888.

- 4 BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN KITCHEN AND DINING SPACE
- GROUND FLOOR WC & UTILITY ROOM
- 3 DOUBLE BEDROOMS & 1 SINGLE BEDROOM
- PARKING FOR UP TO 3 CARS

- DOUBLE STORY EXTENTION WITH FURTHER GROUND FLOOR EXTENSION TO THE REAR
- FRONT ASPECT LOUNGE WITH BAY WINDOW
- MODERN BATHROOM WITH SHOWER OVER BATH
- FULLY ENCLOSED REAR GARDEN WITH DECKING AREAS AND GARDEN CABIN BAR
- EASY ACCESS TO LOCAL AMENITIES AND POPULAR SCHOOLS

PROPERTY DESCRIPTION

OUR BEDROOM SEMI-DETACHED FAMILY HOME

Cul-De-Sac Location | Open Plan Living | Landscaped Garden | Off Road Parking

Situated within a quiet cul-de-sac, this spacious and beautifully presented four-bedroom semi-detached home offers versatile open-plan accommodation perfectly suited to modern family living. With generous reception space, a landscaped rear garden and off-road parking, this property provides the space, practicality and flexibility growing families need.

Designed with everyday life in mind, the home combines a traditional bay-fronted lounge with a superb extended open plan living kitchen diner – creating the perfect balance between cosy family evenings and sociable entertaining.

Ground Floor

Entrance Hall - A welcoming entrance space with two front-facing frosted double glazed doors allowing plenty of natural light. The hallway benefits from a useful cloak/storage area, wood effect laminate flooring, central heating radiator and single pendant light fitting. Stairs rise to the first floor.

Lounge - A spacious yet cosy family lounge featuring a front-facing double glazed bay window. The room benefits from carpet to floor, a central heating radiator and single pendant light fitting.

Open Plan Living Kitchen Diner - An impressive extended family space with rear-facing double glazed window, French doors and rear exterior door leading to the garden.

The kitchen area is fitted with contemporary high gloss wall and base units with coordinating work surfaces and stainless steel sink and drainer. A large breakfast bar area provides a great space to grab something to eat or socialise over. A professional Rangemaster cooker with five ring gas hob, double oven and grill sits beneath a stylish extractor hood. There is space for fridge and freezer, a pantry for storage, wood effect laminate flooring throughout, TV point, central heating radiator and spot lighting. The dining area provides plenty of space for a dining table making this the perfect place to spend time with family and friends.

Utility Room - With front-facing double glazed window, wall and base units, coordinating work surfaces matching the kitchen, stainless steel sink and drainer, plumbing for washing machine and space for appliances. Wood effect laminate flooring, central heating radiator and single pendant light fitting.

Ground Floor W.C - Fitted with WC and wash hand basin with mixer tap. There is partial tiling, side-facing obscure double glazed window, central heating radiator, wood effect laminate floor and single pendant light fitting.

First Floor

First Floor Landing - With loft access and single pendant light fitting.

Bedroom One - A double bedroom with front-facing double glazed window, built-in storage cupboard housing the boiler, carpet to floor, central heating radiator and single pendant light fitting.

Bedroom Two - A rear-facing double bedroom with laminate flooring, central heating radiator and single pendant light fitting.

Bedroom Three - A further double bedroom with front and rear-facing double glazed windows, laminate flooring, central heating radiator and single pendant light fitting.

Bedroom Four - With front-facing double glazed window, central heating radiator, wood effect laminate floor and single pendant light fitting.

Family Bathroom - Fitted with WC, wash hand basin and bath with pvc panel surround, shower over and screen. There is a rear-facing obscure double glazed window, heated towel rail, spotlighting and vinyl floor covering.

Outside Space

To the front of the property is a hard-standing garden area and block paving driveway providing off-road parking for up to 3 cars.

The enclosed rear garden is mainly laid to lawn and features a BBQ area, elevated decked seating space, outside tap and garden store, creating an ideal family-friendly outdoor environment.

Garden Cabin

A versatile additional space with fitted seating area, ideal for a home office, playroom, gym or entertaining space. The cabin benefits from power and lighting.

Summary

This substantial four-bedroom semi-detached home offers the perfect combination of space, functionality and location. With open plan family living, four genuine bedrooms, landscaped garden and cul-de-sac positioning, it provides everything a growing family could need.

Early viewing is highly recommended to fully appreciate the size and versatility of accommodation on offer, call 3Keys Property today 01302 867888.

ENTRANCE HALL

LOUNGE

3.42m x 4.75m (11' 3" x 15' 7") MAXIMUM MEASUREMENT



OPEN PLAN KITCHEN/DINER

4.25m x 8.11m (13' 11" x 26' 7") MAXIMUM MEASUREMENT

UTILITY ROOM

1.74m x 1.80m (5' 9" x 5' 11")

WC

0.98m x 1.78m (3' 3" x 5' 10")

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

3.05m x 3.41m (10' 0" x 11' 2") MAXIMUM MEASUREMENT

BEDROOM 2

3.04m x 3.25m (10' 0" x 10' 8")

FAMILY BATHROOM

1.65m x 2.18m (5' 5" x 7' 2")

BEDROOM 3

2.68m x 3.13m (8' 10" x 10' 3")

BEDROOM 4

2.21m x 2.21m (7' 3" x 7' 3")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

Parking – Driveway for 3 cars

Boiler – Combi boiler installed in 2019 and serviced annually

Loft – Fixed ladder with boarding

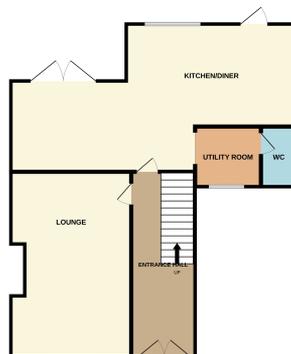
Property disclaimer

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plans, 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 not be used as such by any prospective purchaser. The ground, structure and equipment shown here are not intended to be guaranteed. All to be confirmed by a surveyor or the vendor. Made with Metaphor ©2020