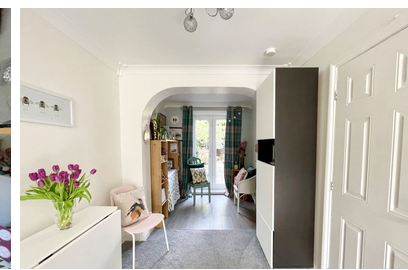
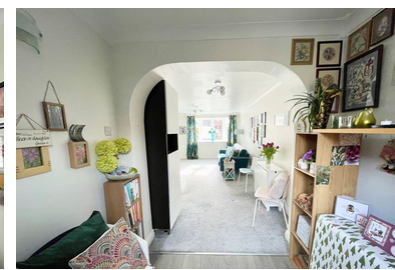


Anson Grove
Auckley
DN9 3QN
01302 867888



Holmefield Close, Doncaster

£199,950

3Keys Property are delighted to offer for sale this extended 3 bedroom semi detached property, situated in a quiet cul de sac in Armthorpe, Doncaster, to the open sales market. Lovingly cared for and well presented throughout, this property has been in the same family for nearly 50 years. With 3 good size bedrooms and 2 bathrooms, this property is the ideal choice for the FTB or growing family. To view, contact 3Keys Property 01302 867888

- 3 BEDROOM EXTENDED SEMI DETACHED PROPERTY
- SAME FAMILY OWNERSHIP FOR NEARLY 50 YEARS
- FULLY FITTED KITCHEN/BREAKFASTING ROOM WITH APPLIANCES
- GROUND FLOOR SHOWER ROOM WITH WC
- REAR GARDEN WITH PATIO WITH FRENCH DOORS GIVING ACCESS TO DINING ROOM

- WELL PRESENTED THROUGHOUT
- QUIET CUL DE SAC LOCATION
- SPACIOUS DOUBLE ASPECT LOUNGE/DINING ROOM
- LARGE BATHROOM WITH LUXURY SIZE TILED BATH TUB
- GARAGE WITH PEDESTRIAN DOOR, OVERHEAD STORAGE AND DRIVEWAY FOR 3 CARS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this extended 3 bedroom semi detached property, situated in a quiet cul de sac in Armthorpe, Doncaster, to the open sales market. Lovingly cared for and well presented throughout, this property has been in the same family for nearly 50 years. With 3 good size bedrooms and 2 bathrooms, this property is the ideal choice for the FTB or growing family. Accommodation comprises of entrance hall, spacious lounge with extended dining area, fully fitted extended kitchen, shower room to ground floor, 3 bedrooms and large family bathroom. There is also a detached garage with up and over door, pedestrian access and overhead storage. The driveway has sufficient space for 3 cars and the property has low maintenance gardens to the front and rear.

GROUND FLOOR

A side aspect entrance hall with vinyl floor covering, radiator, single pendant light fitting, access to shower room and lounge. The part tiled shower room has a front aspect obscure glass window and is fitted with a white suite comprising of walk in shower unit, hand basin with floor unit and WC. The floor is tiled and there are 2 wall units, 2 wall lights and radiator.

The lounge has a large front aspect bow window and fitted with carpet, there are 2 single pendant light fittings and a radiator. The dining area has wood effect laminate floor, radiator, wall lights and French doors onto the patio.

A rear aspect fully fitted kitchen, which has also benefitted from the extension, has a range of floor and wall units with contrasting worktops and tiled splashbacks, integrated appliances to include oven, grill, gas hob and extractor hood. There is plumbing for the washing machine and an understairs cupboard for additional storage. With designer radiator, wood effect laminate floor and 2 single pendant lighting fittings.

FIRST FLOOR

Landing with side aspect window, carpet to floor, access to loft and store cupboard. The rear aspect family bathroom has been extended with a white suite comprising of bath tub, which is fully tiled, contemporary hand basin on counter and WC. Vinyl floor covering to floor, part tiled walls, spot lights, radiator and heated towel rail.

Bedroom 1 is rear aspect with wood effect laminate flooring, 2 single pendant light fittings and 2 radiators. Bedroom 2 is front aspect with a range of fitted wardrobes, carpet fitted to floor, single pendant light fitting and radiator. Bedroom 3 is also front aspect and extended with carpet fitted to floor, store cupboard, 2 single pendant light fittings and radiator.

EXTERNAL

To the front of the property is a low maintenance garden with decorative stone and shrub borders. The driveway offers parking for 3 cars and gives access to the rear garden which is mainly paved with patio and shrub borders. The detached garage has pedestrian access via the rear garden and has overhead storage, power and lighting.

Armthorpe is a popular village with many local amenities and sought after schools. There is easy access to the motorway network and local transport links. To view this property, contact 3Keys Property 01302 867888.

ENTRANCE HALL



LOUNGE/DINING ROOM

3.71m x 8.27m (12' 2" x 27' 2") reducing to 2.25m x 8.27m (7' 5" x 27' 2")

KITCHEN/BREAKFASTING ROOM

2.75m x 4.21m (9' 0" x 13' 10") Maximum measurements

GROUND FLOOR SHOWER ROOM

2.07m x 1.66m (6' 9" x 5' 5")

BEDROOM 1

2.91m x 4.69m (9' 7" x 15' 5")

BEDROOM 2

2.91m x 3.35m (9' 7" x 11' 0")

BEDROOM 3

2.13m x 3.78m (7' 0" x 12' 5")

LANDING

FAMILY BATHROOM

2.12m x 3.72m (6' 11" x 12' 2")

ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – TBC

Tenure – Freehold

The vendor of this property is related to a member of staff at 3Keys 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 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

GROUND FLOOR

FIRST FLOOR



Whilst every attempt 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown hereon have not been tested and no guarantee is given as to their operation or efficiency can be given.
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