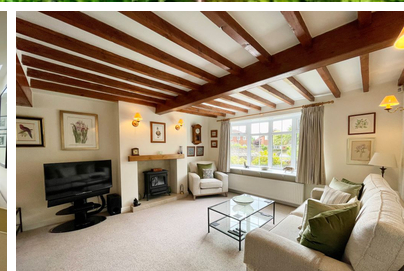
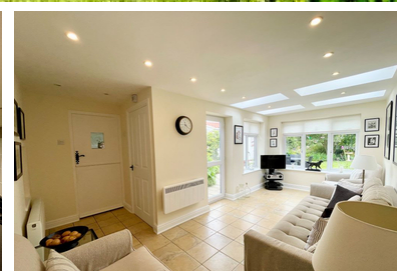
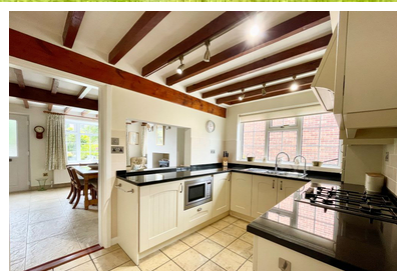


Anson Grove
Auckley
DN9 3QN
01302 867888



The Green, Doncaster

£420,000

3Keys Property are delighted to present to the open sales market this immaculate 3 double bedroom cottage, overlooking the Green in the picturesque village of Finningley, Doncaster. With beautiful manicured gardens, the property sits on a 1/3 of an acre plot and has been fully refurbished throughout with a ground floor garden room extension. There is a large detached garage with remote controlled sectional door and pedestrian access door as well as a driveway providing parking for several cars. To view, contact 3Keys Property today 01302 867888.

- 3 DOUBLE BEDROOM COTTAGE
- IMMACULATELY PRESENTED THROUGHOUT
- 3 RECEPTION ROOMS
- MODERN, FULLY TILED BATHROOM WITH WALK IN SHOWER & BATHTUB
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- IDYLIC VILLAGE LOCATION OVERLOOKING THE GREEN
- FULLY REBURBISHED WITH GARDEN ROOM EXTENTION
- GROUND FLOOR WC, WALK IN PANTRY AND LARGE UTILITY ROOM
- THIRD OF AN ACRE PLOT WITH BEAUTIFULLY MANICURED GARDENS
- LARGE DETACHED GARAGE WITH REMOTE CONTROLLED SECTIONAL DOOR

PROPERTY DESCRIPTION

Keys Property are delighted to present to the open sales market this immaculate 3 double bedroom cottage, overlooking the Green in the picturesque village of Finningley, Doncaster. With beautiful manicured gardens, the property sits on a 1/3 of an acre plot and has been fully refurbished throughout with a ground floor garden room extension. There is a large detached garage with remote controlled sectional door and pedestrian access door as well as a driveway providing parking for several cars.

Accommodation comprises a large open plan dining area which gives access to the kitchen, lounge and stairs to the first floor accommodation, front facing lounge with feature fireplace and door to the garden room, fully fitted kitchen with shaker style units, granite worktops and integrated appliances, large utility room, ground floor wc, garden room which provides a stunning view of the garden. To the first floor, there is a light spacious landing, front aspect principal bedroom with fitted wardrobes, 2nd double bedroom to the front and a 3rd double bedroom to the rear currently used as a dressing room with a range of fitted wardrobes and fully tiled family bathroom with bath tub and walk in shower.

To the rear of the property is an extensive, beautifully landscaped private garden with a wide range of flowers, shrubs and trees all perfectly manicured and cared for. The garden offers a large patio, accessed from the garden room and a lush grass lawn which completes this beautiful English garden. There are 2 brick store areas with access directly from the garden and a shed providing plenty of storage space for the keen gardener.

Finningley is a highly sought after village with local amenities including a convenience store and post office, local pub and restaurant, primary school, St Oswald's C of E Church and village hall. Walkers Garden Nurseries and restaurant is in the next village and the award winning Yorkshire Wildlife Park is 2 miles away. The property is ideally located for access to the city centre and motorway network with local transport links on the doorstep. To view this property, please contact 3Keys Property today 01302 867888.

ENTRANCE HALL/DINING ROOM

Spacious room giving access to the lounge, kitchen and stairs to first floor accommodation. Tiled floor with under floor heating and 2 radiators, front aspect bow window, side aspect window, wall lights and stunning exposed wood beams to ceiling.

LOUNGE

Front aspect lounge with feature fireplace, fitted carpet, 2 x radiators, wall lights, exposed wood beams to ceiling and glazed door to garden room.

KITCHEN

Cream shaker style fitted kitchen with a range of floor and wall units with contrasting black granite work tops and tiled splashbacks, sink unit with boiling hot water tap, integrated appliances which include oven, gas hob and extractor hood, fridge and microwave oven. Side aspect window, exposed wood beams to ceiling, tiled floor, 2 x single pendant light fitting and access to walk in pantry which has space for a free standing freezer, tiled floor, single pendant light fitting and shelving. Door to utility room.

UTILITY ROOM

Rear aspect window overlooking garden, range of floor and wall units with plumbing for washing machine, sink unit with mixer tap and drainer, led spot lighting and radiator. Door to garden room.

GARDEN ROOM

A spacious, light and airy room which looks out over the garden with side and rear aspect windows and 4 Velux windows. The floor is tiled and there are 2 radiator to this room. Led spot lighting and door to rear garden.

GROUND FLOOR WC

Rear aspect obscure glass window with hand basin and unit underneath proving storage, tiled floor, electric radiator and led spot lighting.

PRINCIPLE BEDROOM

Front and side aspect windows, fitted wardrobes, carpet to floor, radiator and led spot lighting.

BEDROOM 2

Front aspect window, carpet to floor, radiator and led spot lighting.

BEDROOM 3

Rear aspect window, range of fitted wardrobes, carpet to floor, radiator and led spot lighting. This room is currently used as a dressing room by the current vendors.

BATHROOM

Large fully tiled bathroom with white suite comprising bath tub, walk in shower with glass screen, hand basin and wc, fitted units, store cupboard, 2 rear aspect obscure glass windows, heated towel rail, led spot lighting and good quality vinyl wood effect floor tiles.

LANDING

Rear aspect window with fitted carpet, led spot lighting, radiator and access to loft which has a ladder, part boarded with single pendant light fitting. The Ideal combi boiler is located in the loft and is approximately 7/8 years old.

LOUNGE

4.14m x 3.98m (13' 7" x 13' 1") reducing to 3.08m x 2.56m (10' 1" x 8' 5")

OPEN PLAN DINING ROOM

4.38m x 3.95m (14' 4" x 13' 0")

KITCHEN

3.34m x 2.41m (10' 11" x 7' 11")

UTILITY ROOM

3.73m x 2.05m (12' 3" x 6' 9")

GARDEN ROOM

2.53m x 5.21m (8' 4" x 17' 1")

LANDING

BEDROOM 1

4.40m x 4m (14' 5" x 13' 1") Maximum measurement

BEDROOM 2

3.87m x 4.19m (12' 8" x 13' 9") Maximum measurement

BEDROOM 3

3.09m x 2.38m (10' 2" x 7' 10")

FAMILY BATHROOM

3.37m x 2.36m (11' 1" x 7' 9") Maximum measurement

DETACHED GARAGE

4.08m x 7.76m (13' 5" x 25' 6")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

Heating System - Gas central heating radiators with combi boiler situated in Loft. Under floor heating to dining room.

Loft - part boarded with ladder for access and power.

Garage - Detached with remote controlled sectional door, power, lighting and pedestrian access door.

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 floorplan (compiled here), 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 guidance only and should not be used as a basis for any prospective purchase. The information is provided for general information only and does not constitute an offer. Measurements are to their best knowledge and belief and are not guaranteed. Made with Metre CIPCA

