Anson Grove Auckley DN9 3QN 01302 867888

3KeysProperty



Manor Farm Court, Doncaster £329,950

3Keys Property are delighted to offer for sale this gorgeous 4 bedroom detached family home, situated in a quiet cul de sac in Finningley village, Doncaster. The property benefits from a stunning unobstructed view to rear and is presented in excellent order throughout, With breakfasting kitchen, 2 reception rooms, 2 bathrooms, 3 double bedrooms, 1 single bedroom and ground floor wc, this property has everything a family would want. A detached garage is situated to the rear of the property with a driveway and the gardens are landscaped to the front and rear. To view, contact 3Keys property today. 01302 867888.

- 4 DOUBLE BEDROOM DETACHED HOUSE
- PRESENTED
 IMMACULATELY
 THROUGHOUT
- FULLY FITTED BREAKFASTING KITCHEN WITH FRENCH DOORS ONTO PATIO
- FITTED WARDROBES TO 2
 FURTHER DOUBLE
 BEDROOMS
- LANDSCAPED GARDENS TO FRONT AND REAR.

- STUNNING VIEW TO REAR
- 2 RECEPTION ROOMS TO GROUND FLOOR
- PRINCIPAL BEDROOM
 WITH ENSUITE AND
 FITTED WARDROBES
- DETACHED GARAGE WITH DRIVEWAY
- EXCELLENT LOCATION FOR SCHOOLS AND ACCESS TO MOTORWAY NETWORK

PROPERTY DESCRIPTION

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GROUND FLOOR

You are welcomed by a spacious hallway, tastefully decorated with a wood effect laminate floor which runs throughout the hallway, breakfasting kitchen and ground floor wc. The hallway has 2 store cupboards, radiator and gives access to the lounge, kitchen, wc, snug/office and stairs to first floor accommodation.

The lounge is a great size and has a front aspect window with rear aspect French doors onto the patio, carpet to floor, 2 radiators and led down lighting.

The front aspect dining room / office has many uses depending on your needs as a family. Front and side aspect window, carpet to floor, led downlighting and radiator.

To the rear of the property is a beautiful, fully fitted kitchen with a wide range of floor and wall units, integrated appliances which include eye level double oven, gas hob with extractor, dishwasher, washing machine, wine cooler, fridge and freezer. Led downlighting, radiator, side and rear aspect windows and French doors give access to the garden.

WC has a hand basin, wc, led down lighting and radiator.

FIRST FLOOR

Landing fitted with carpet, rear aspect window, radiator, single pendant light fitting and loft access. All rooms can be reached from the landing.

Principal bedroom is rear aspect with a range of fitted wardrobes to one wall, carpet fitted to floor, radiator and single pendant light fitting. There are rear and side aspect windows. Access to ensuite.

The ensuite is part tiled with a vinyl floor covering and offers a walk in shower, hand basin, wc, chrome heated towel rail, and led downlighting. Side aspect window.

Bedroom 2 is front aspect and fitted with double wardrobes, carpet fitted to floor, radiator and single pendant light fitting. Bedroom 3 is front aspect with fitted wardrobes, carpet fitted to floor, radiator and single pendant light fitting and bedroom 4 is rear aspect with wood effect laminate floor radiator and single pendant light fitting.

The family bathroom is part tiled with a wood effect laminate floor, the white suite comprises a bath tub with rainfall shower over bath, hand basin, wc, heated towel rail, spot lighting.

EXTERNAL

To the front of the property well manicured garden with grass lawn and shrub borders. The south facing rear garden is landscaped and well stocked with a range of mature shrubs, grass lawn and patio area. There is a detached garage with storage above, power and lighting, up and over door and driveway for parking.

The property is tucked away in a cul de sac on this highly sought after development in Finningley, Doncaster with open aspect views over the farmers field to the rear. Finningley has many local amenities including a primary school, village hall, the beautiful St Oswalds C of E Church, post office and some local pubs/restaurants. The location gives easy access to the motorway network and local transport inks. To view this property, contact 3Keys property today 01302 867888.

ENTRANCE HALL



LOUNGE 3.10m x 5.12m (10' 2" x 16' 10")

BREAKFASTING KITCHEN 4.60m x 4.59m (15' 1" x 15' 1") MAX MEASUREMENTS

DINING ROOM/OFFICE 2.97m x 3.29m (9' 9" x 10' 10")

GROUND FLOOR WC

PRINCIPAL BEDROOM 4.62m x 3.05m (15' 2" x 10' 0") INTO WARDROBES

ENSUITE 1.16m x 2.06m (3' 10" x 6' 9")

BEDROOM 2 4.60m x 2.68m (15' 1" x 8' 10") INTO WARDROBES

BEDROOM 3 3.71m x 2.77m (12' 2" x 9' 1")

BEDROOM 4 2.28m x 2.15m (7' 6" x 7' 1")

FAMILY BATHROOM 1.70m x 2.06m (5' 7" x 6' 9")

ADDITIONAL INFORMATION Council Tax Band – E

EPC rating – C EPC rating – C Tenure – Freehold Loft - Boarded with lighting and power Boiler - Conventional boiler installed when property was built and serviced annually Garage - detached with up and over door, power and lighting. Additional - External lights above garage and power sockets in garden.

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 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 the state of the





1ST FLOOR

While every attempt has been made to ensure the accusacy of the floorplan contained here, measurements of doers, windows, noets and any other lenes are approximate and no responsibility is salven for any enror, encounter of the salvent and the salvent by any conserving machinest. This plan is for illustrative purposes only and should be used as such by any conserving machinest. The salvent is consistent and advances for how how not been treated and no machines the salvent because the services, susteam, and advances down how not been treated and no machines and the salvent because the services. Subjects and advances for how how not been treated and not an advance the salvent because the services. Subjects and advances down how not be not been treated and not advance the salvent because the services. Subjects and advances down how not been treated and not advance the salvent because the services. Subjects and advances of how how not been treated and not advance the salvent because the services. Subjects and advances of how how not been treated and not be advances the salvent because the salvent because the salvent because the services and not because the salvent because the s