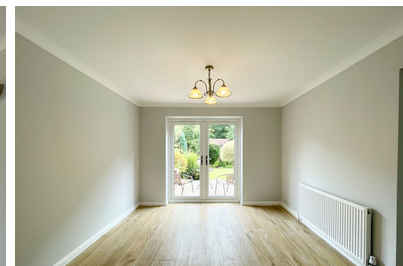
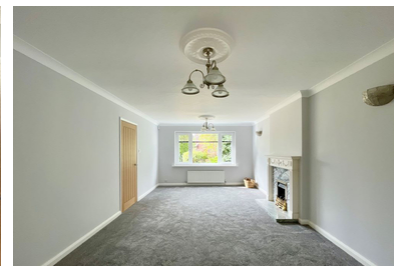
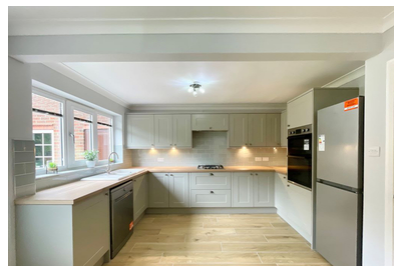


Anson Grove
Auckley
DN9 3QN
01302 867888



Hollin Close, Doncaster

£375,000

3Keys Property are excited to present this beautiful, fully refurbished 4 bedroom detached family home to the open sales market. Situated on a gorgeous plot with stunning gardens, this property is tucked away in a quiet cul de sac in Old Rossington Village, Doncaster. With 2 reception rooms, study and breakfasting kitchen, this property has plenty of space for the growing family. Principal bedroom with ensuite and walk in wardrobe, 3 further double bedrooms and a family bathroom with shower over bath. Double garage with parking for 6 cars and landscaped garden, don't miss this opportunity to view, call 3Keys Property today 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- 2 RECEPTION ROOMS AND A STUDY
- GROUND FLOOR WC
- DOUBLE GARAGE WITH LARGE DRIVEWAY FOR 6 CARS

- PRESENTED IMMACULATEDLY THROUGHOUT
- FULLY REFINISHED WITH NEW KITCHEN AND BATHROOMS
- PRINCIPAL BEDROOM WITH ENSUITE AND WALK IN WARDROBE SPACE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- STUNNING PLOT WITH LANDSCAPED GARDENS

PROPERTY DESCRIPTION

3Keys Property are excited to present this beautiful, fully refurbished 4 bedroom detached family home to the open sales market. Situated on a gorgeous plot with stunning gardens, this property is tucked away in a quiet cul de sac in Old Rossington Village, Doncaster. With 2 reception rooms, study and breakfasting kitchen, this property has plenty of space for the growing family. Principal bedroom with ensuite and walk in wardrobe, 3 further double bedrooms and a family bathroom with shower over bath. Double garage with parking for 6 cars and landscaped gardens.

Accommodation briefly comprises of entrance hall, lounge, dining room, breakfasting kitchen, study, ground floor wc, landing, principal bedroom with ensuite and walk-in wardrobe space, 3 further double bedrooms and a family bathroom. To view this stunning property, contact 3Keys Property today 01302 867888.

GROUND FLOOR

You are welcomed by a spacious hallway, tastefully decorated with a light wood effect tiled floor which runs throughout the ground floor with exception to the lounge which has carpet. All internal doors are stylish American Oak veneer and the property is fully refurbished and recently decorated throughout with perfect fit blinds to all windows. The hallway has a store cupboard, 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 and open plan entrance to the dining room. The lounge has a central heating radiator, wall lights and single pendant light fitting.

The dining room has rear aspect French doors onto the patio, 1 radiator and single pendant light fitting.

The front aspect study has many uses depending on your needs as a family. Front and side aspect window, single pendant light fitting and radiator.

To the rear of the property is a beautiful, fully fitted kitchen with a wide range of floor and wall units with tiled splash backs, integrated appliances which include eye level double oven, gas hob with extractor, there is a fridge freezer, plumbing for dishwasher and washing machine which will all be included in the sale. 2 single pendant light fittings, designer radiator, 2 rear aspect windows and door giving access to the garden.

Fully tiled WC has a hand basin with cabinet underneath, wc, side aspect window, single pendant light fitting and radiator.

FIRST FLOOR

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

Principal bedroom is front aspect with carpet fitted to floor, radiator and single pendant light fitting. There is access to ensuite via the walk in wardrobe space.

The ensuite is fully tiled to floor and walls and has a white suite comprising of a walk in shower, hand basin, wc, chrome heated towel rail, demister mirror and spot lighting. Side aspect window.

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

The rear aspect family bathroom is fully tiled to the floor and walls, the white suite comprises a bath tub with rainfall shower over bath, hand basin, wc, heated towel rail, spot lighting and store cupboard which houses the combi boiler.

EXTERNAL

To the front of the property is a well manicured garden with grass lawn and shrub borders. The rear garden is landscaped and well stocked with a range of beautiful flowers and mature shrubs, grass lawn and patio area. There is access to the front of the garden via a secure gate and a garden shed for additional storage. A double garage which can be accessed via a pedestrian door has power and lighting, up and over remote controlled door and driveway for parking up to 6 cars.

The property is tucked away in a cul de sac on this highly sought after street in the quaint village of Old Rossington, Doncaster. The property is close to many local amenities including schools, 6th Form college, community hall, post office and local pubs. The location gives easy access to the motorway network, city centre and local transport links. To view this property, contact 3Keys Property today 01302 867888.

ENTRANCE HALL

1.78m x 5m (5' 10" x 16' 5")

LOUNGE

3.59m x 5.69m (11' 9" x 18' 8")

DINING ROOM

3.29m x 3.17m (10' 10" x 10' 5")

KITCHEN/BREAKFASTING ROOM

4.51m x 3.78m (14' 10" x 12' 5") CHANGING TO 4.51m x 3.18m (14' 10" x 10' 5")

STUDY

2.32m x 2.07m (7' 7" x 6' 9")

WC

2.31m x 1.09m (7' 7" x 3' 7")

PRINCIPAL BEDROOM

3.95m x 3.57m (13' 0" x 11' 9")

WALK IN WARDROBE

1.40m x 1.62m (4' 7" x 5' 4")

ENSUITE

2.04m x 1.62m (6' 8" x 5' 4")

BEDROOM 2

3.58m x 3.60m (11' 9" x 11' 10") CHANGING TO 2.95m x 3.60m (9' 8" x 11' 10")

BEDROOM 3

1.13m x .51m (3' 8" x 1' 8") 2.63m x 3.53m (8' 8" x 11' 7")

BEDROOM 4

1.13m x .50m (3' 8" x 1' 8") 2.36m x 3.01m (7' 9" x 9' 11")

FAMILY BATHROOM

2.57m x 2.40m (8' 5" x 7' 10")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

Loft - Boarded with loft ladder, lighting and power

Boiler - Conventional boiler installed approximately 2014

Garage - Double detached garage with electric remote controlled up and over door, power and lighting.

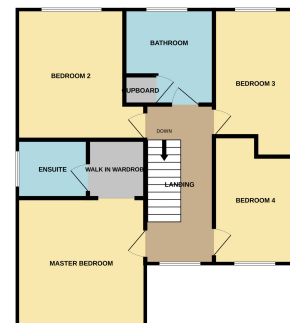
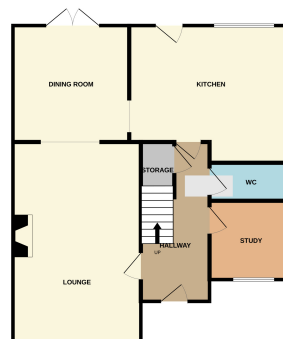
Additional - External lighting and water tap in rear garden.

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 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.

GROUND FLOOR

1ST 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 purchaser. The services, systems and appliances shown here are for general information only and no guarantee is given for their operation, efficiency or any other aspect. Measurements are for guidance only and should not be relied upon. We warrant nothing.

