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## Alderson Drive, Doncaster

£215,000

3Keys Property are delighted to present to the open sales market, this 3 bedroom semi detached family home located in Bennethorpe, Doncaster. Situated within walking distance to Doncaster City Center and boasting unrivalled views of Town Fields Recreation Ground, this property must be viewed. Briefly comprising of: entrance hallway, lounge with bay window, dining area, kitchen, 3 bedrooms and family bathroom. Benefitting from off street parking and a large rear garden. Local amenities are a short walk away as are local transport links and schools. Viewings are available via the agent, call 3Keys Property on 01302 867888.

- **3 BEDROOM SEMI DETACHED**
- **SPACIOUS LOUNGE AND DINING AREA**
- **LARGE REAR GARDEN**
- **OFF STREET PARKING**
- **SOUGHT AFTER LOCATION**

- **MODERN KITCHEN AND BATHROOM**
- **INCREDIBLE VIEWS OVER TOWN FIELDS RECREATION GROUND**
- **PRINCIPLE BEDROOM WITH FITTED WARDROBES**
- **WALKING DISTANCE TO DONCASTER CITY CENTER**
- **VIEWING AVAILABLE 7 DAYS**

## PROPERTY DESCRIPTION

Situated on a sought after road in Bennethorpe is this period family home. An external porch leads to the front door with glass to the ceiling flooding the room with light. A welcoming entrance hallway leads to the reception rooms, kitchen and stairs to the first floor accommodation. Finished with panelling, single pendant light fitting, central heating radiator and tiled flooring which continues through to the kitchen. The modern shaker style kitchen with wood effect work surface benefits from a host of integral appliances to include double electric oven, hob, extractor fan, dishwasher and fridge/freezer. There is utility area which has plumbing for a washing machine and tumble dryer and an understairs cupboard which is used as a pantry to offer additional storage. Within the kitchen area is side aspect window, and side aspect door leads from the utility area and onto a patio area. Finished spot lighting and central heating radiator. A spacious bay fronted lounge with feature fireplace is open to a rear facing dining room, with a bay and French doors onto the patio area and garden beyond. Finished with wooden flooring, 2 single pendant light fittings and central heating radiators.

## FIRST FLOOR

Leading from the stair case is a landing giving access to the 3 bedrooms and family bathroom. There is a side aspect window, storage cupboard and is finished with carpet, single pendant light fitting, central heating radiator and access to the loft space. Bedroom 1 is a spacious front facing double bedroom with bay window and fitted wardrobes. Finished with carpet, single pendant light fitting and central heating radiator. Bedroom 2 is a rear facing double bedroom with views over the garden and Town Fields beyond. Finished with carpet, single pendant light fitting and central heating radiator. A front aspect single bedroom with storage cupboard completes the bedrooms on offer. Finished with carpet, single pendant light fitting and central heating radiator. A modern fully tiled bathroom with shower room, floor standing vanity unit with hand basin and wall hung W/C with cupboard storage. Finished with an obscured glass rear facing window, spot lighting and chrome towel radiator.

## EXTERNALLY

The property benefits from having off street parking and access to the rear of the property through a secure gate. A patio area leads onto a large garden with lawn area and pathway leading to the rear of the garden. There is a large storage shed with electricity. The garden backs onto Town Fields Recreation Ground and can be accessed, a short walk from the property or by re instating the gate access to the rear.

Bennethorpe offers easy access to Doncaster City Center and transport links via bus or train. Doncaster Racecourse is a short walk from the property as well as Doncaster Royal Infirmary. There are sought after primary and secondary schools within walking distance as well as local convenience stores, larger supermarkets and restaurants around the Lakeside area.

Viewings are a must and can be booked via 3Keys Property on 01302 867888.

## HALLWAY

## LOUNGE/DINING ROOM

9.40m x 3.15m (30' 10" x 10' 4") Reducing to 9.40m x 3.44m (30' 10" x 11' 3")

## KITCHEN/UTILITY AREA

6.13m x 1.57m (20' 1" x 5' 2") Reducing to 6.13m x 2.13m (20' 1" x 7' 0")



## BEDROOM 1

3.02m x 4.81m (9' 11" x 15' 9") (NOT INTO THE WARDROBES)

## BEDROOM 2

3.53m x 3.09m (11' 7" x 10' 2") Reducing to 3.53m x 3.69m (11' 7" x 12' 1")

## BEDROOM 3

1.85m x 3.04m (6' 1" x 10' 0")

## BATHROOM

2.11m x 2.44m (6' 11" x 8' 0")

## PROPERTY DISCLAIMER

Council Tax Band – B

EPC rating – D

Tenure – Freehold

Boiler - Combi boiler - approx. 4 years old

Loft - loft light, no ladder

## DISCLAIMER

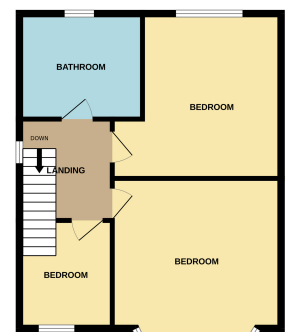
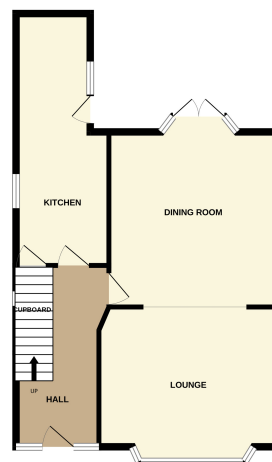
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## Offer Procedure

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 herein, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and any other items shown have been measured and guaranteed as to their condition or absence on the date of the plan.  
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