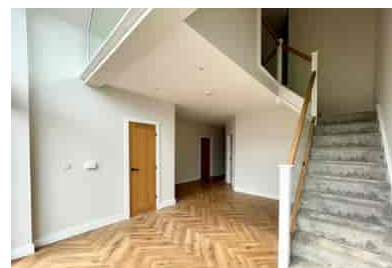


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Layland Grove,  
£425,000

**\*\* THIS PROPERTY IS UNDER CONSTRUCTION, SALES DETAILS AND PHOTOS TAKEN FROM THE SHOW HOME FOR MORE INFORMATION CALL 3KEYS PROPERTY ON 01302 867888\*\***

3Keys Property are delighted to present this stunning, 4 double bedroom new build property to the open sales market. This dormer bungalow is situated on a large plot in a quiet cul de sac location in Harworth, Doncaster. The property benefits from 4 bedrooms, 3 with ensuites, a beautiful fitted kitchen with integrated appliances and open plan living and dining space with a jaw dropping feature window and bi fold doors. There is a separate lounge and ground floor wc and utility room. Double detached garage, driveway and landscaped gardens. No onward chain and this property is available to view now, call 3Keys Property for details 01302 867888.

- PROPERTY UNDER CONSTRUCTION
- STUNNING NEW BUILD WITH UNDERFLOOR HEATING TO GROUND FLOOR
- JAW DROPPING FEATURE WINDOW AND ALUMINIUM BI FOLD DOORS ONTO PATIO
- GROUND FLOOR WC & UTILITY ROOM
- 6 YEAR WARRANTY, CCTV, SECURITY ALARM,
- 4 DOUBLE BEDROOM DETACHED DORMER BUNGALOW WITH 3 ENSUITES
- HUGE KITCHEN/DINING/FAMILY ROOM
- SPACIOUS LOUNGE
- OPEN PLAN RECEPTION HALL WITH GALLERIED LANDING

## PROPERTY DESCRIPTION

3Keys Property are delighted to present this stunning, 4 double bedroom new build property to the open sales market. This domer bungalow is situated on a large plot in a quiet cul de sac location in Harworth, Doncaster. The property benefits from underfloor heating to the ground floor, 4 bedrooms, 3 with ensuites, a beautiful fitted kitchen with integrated appliances and open plan living and dining space with a jaw dropping feature window and bi fold doors onto the patio. There is a separate lounge, ground floor wc and utility room as well as a gorgeous reception hallway with galleried landing. Double detached garage with remote controlled access and pedestrian door, block paved driveway and landscaped gardens to front, side and rear. Offered with no onward chain, this property is available to view now. Call 3Keys property for details 01302 867888.

## GROUND FLOOR

As you approach this stunning property you are welcomed by a large glass fronted entrance hall which gives access to the lounge, kitchen/dining/family room, 3rd and 4th bedroom and ground floor wc. The stairs give access to the first floor accommodation. There are 2 store cupboards, led downlighting and the floor is tiled with a high quality, wood effect laminate tile.

There is a rear aspect lounge which overlooks the patio with carpet fitted to floor and single pendant light fitting.

No modern home is complete without a spacious open plan kitchen and dining area and this property does not disappoint. The rear aspect room provides a fabulous space to entertain family and friends as well as a great space to relax with your family.

The kitchen is fitted with shaker style floor and wall units and wood worktops. There is a large breakfast bar, perfect for dining and integrated appliances include an oven, microwave, 5 ring gas hob with extractor hood, dishwasher, tall larder fridge and freezer. There are 2 velux style windows above the kitchen, side aspect window and the floor is tiled throughout. In the living area is a large rear aspect feature window and side aspect aluminium bi fold doors which open up onto the patio. There are a further 2 velux style windows over the living area and the floor has a fitted carpet with tiled border. Led down lighting throughout.

Utility is accessed off the kitchen and has floor and wall units with work top and sink unit. There is a tiled floor, plumbing and space for washing machine and tumble dryer, led downlighting and side access door to rear garden.

Bedroom 3 is located on the ground floor and has an ensuite bathroom. The room has fitted carpet to floor, single pendant light fitting and side aspect window. Bedroom 4 is also located on the ground floor and could be used as an office or snug if a fourth bedroom is not needed. There is fitted carpet to floor, single pendant light fitting and 2 front aspect windows.

Ground floor wc is part tiled with front aspect window, tiled floor, wc, hand basin and led downlighting.

## FIRST FLOOR

The landing gives access to the principal bedroom, bedroom 2 and the ensuite bathroom to the principal bedroom. Led downlighting and carpet to floor.

Principal bedroom has a rear aspect window, carpet to floor, radiator and single pendant light fitting. There is access into the main bathroom which can also be accessed from the landing and there is a walk in wardrobe with carpet to floor and single pendant light fitting.

Bathroom/ensuite is mainly tiled with a white suite comprising of a bath tub, walk in shower, twin hand basin with drawers underneath and a wc. The floor is tiled and there is led downlighting, heated towel rails and rear aspect window.

Bedroom 2 has front aspect Velux style window, carpet to floor, radiator and led down lighting. There is access to an ensuite which has a front aspect window, tiled floor, part tiled walls, walk in shower, hand basin and wc. Heated towel rail and led downlighting.

## EXTERNAL

Nothing has been left unfinished with this property and the external grounds are beautifully landscaped and maintained. With a large block paved driveway which leads to the double garage and entrance, borders with shrubs and tiled access to the rear garden. The garage has remote controlled access and a pedestrian door, power and lighting.

The rear garden is mainly laid to lawn with trees strategically placed to provide screening and privacy. The side garden has a large tiled patio and shrub borders.

The property is located close to local amenities and schools and offers excellent access to the motorway network. To view this property, please contact 3Keys Property on 01302 867888.

## RECEPTION HALL

## LOUNGE

4.26m x 5.44m (14' 0" x 17' 10")

## KITCHEN/DINING/FAMILY ROOM

4.32m x 9.88m (14' 2" x 32' 5")

## ENSUITE 1

1.84m x 3.62m (6' 0" x 11' 11")

## SNUG/4TH BEDROOM

2.71m x 3.64m (8' 11" x 11' 11")

## BEDROOM 3

2.98m x 3.62m (9' 9" x 11' 11")

## ENSUITE 2

1.34m x 3.62m (4' 5" x 11' 11")

## GROUND FLOOR WC

## PRINCIPAL BEDROOM

4.28m x 3.38m (14' 1" x 11' 1") INTO BAY

## ENSUITE BATHROOM

3.58m x 3.93m (11' 9" x 12' 11") MAM MEASUREMENT

## BEDROOM 2

3.10m x 3.21m (10' 2" x 10' 6")

## ENSUITE 3

1.47m x 3.21m (4' 10" x 10' 6")

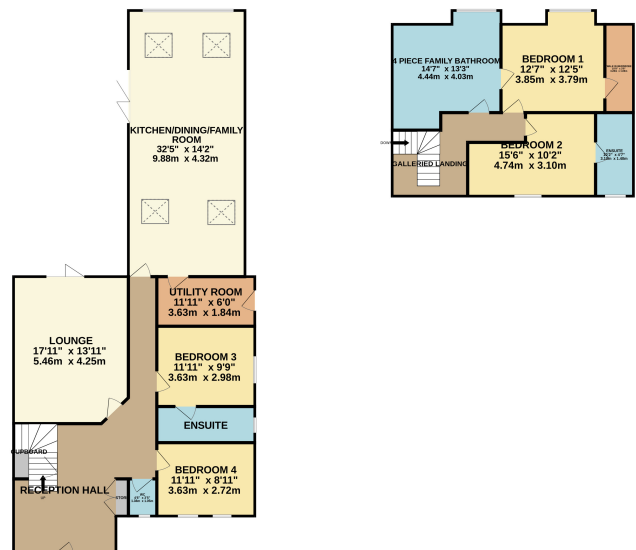
## LANDING

## ADDITIONAL INFORMATION

Council Tax Band – TBC  
EPC Rating – TBC

GROUND FLOOR  
1372 sq.ft. (127.5 sq.m.) approx.

1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 2006 sq.ft. (186.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor area, measurements of sites, sections, plans and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by every prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.  
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