

Anson Grove
Auckley
DN9 3QN
01302 867888



Commonside, Doncaster

£355,000

3Keys Property are delighted to offer for sale this 4 bedroom detached property, situated on a corner plot in Westwoodside, Doncaster. Presented in excellent order throughout with a front aspect spacious lounge, separate dining room and large conservatory to the ground floor with a beautiful, recently fitted kitchen with quartz worktops, central island and integrated appliances. The property benefits from a utility room and wc and there is a 4th bedroom on the ground floor. The principal bedroom has an ensuite and walk in wardrobe and there are 2 further double bedrooms and family bathroom with walk in shower and bath tub. Driveway for 2 cars, garage with pedestrian door and wrap around gardens. Contact 3Keys Property for further details 01302 867888.

- WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME
- LOUNGE AND SEPARATE DINING ROOM
- UTILITY AND GROUND FLOOR WC
- FAMILY BATHROOM WITH BATH TUB AND WALK IN SHOWER
- DRIVEWAY WITH PARKING FOR 2 CARS
- STUNNING TRADITIONAL KITCHEN WITH ISLAND
- SUN ROOM WITH ENTRANCE TO LOUNGE AND KITCHEN.
- PRINCIPAL BEDROOM WITH ENSUITE & WALK IN WARDROBE
- GARAGE WITH PEDESTRIAN DOOR TO GARDEN, POWER & LIGHTING
- CORNER PLOT WITH WRAP AROUND GARDENS

ADDITIONAL INFORMATION

3Keys Property are delighted to offer for sale this 4 bedroom detached property, situated on a corner plot in Westwoodside, Doncaster. Presented in excellent order throughout with a front aspect spacious lounge, separate dining room and large conservatory to the ground floor with a beautiful, recently fitted kitchen with quartz worktops, central island and integrated appliances. The property benefits from a utility room and wc and there is a 4th bedroom on the ground floor. The principal bedroom has an ensuite and walk in wardrobe and there are 2 further double bedrooms and family bathroom with walk in shower and bath tub. Driveway for 2 cars, garage with pedestrian door and wrap around gardens. Westwoodside is a picturesque village with a duck pond and village hall. The village offers a range of local amenities which include a dentist, country pub, two takeaways, a shop with a post office, beauty therapist, hairdressers and a school. There is an equipped children's play area and lots of options for lovely walks.

ENTRANCE HALL

The entrance hall gives access to the kitchen, dining room, lounge, 4th bedroom, utility, ground floor wc and stairs to first floor accommodation. There is also a large store cupboard under the stairs, carpet fitted to floor, radiator and single pendant light fitting.

KITCHEN

The stunning rear aspect kitchen is fitted with a range of shaker style floor and wall units, central island and finished with beautiful contrasting quartz worktops. Most appliances are integrated which include dishwasher, microwave oven, fridge, freezer and there is a freestanding range style double oven. This room is made for entertaining friends and family with French doors into the sun room. Led downlighting and single pendant light fitting, Karndean flooring throughout and there is a rear aspect window with door to the utility.

The utility has a door to the rear garden and fitted with floor and wall units, wood effect laminate flooring, radiator and rear aspect window.

LOUNGE

A spacious front aspect room with French doors into the sun room. This room has a brick feature fireplace, is fitted with carpet, has a single pendant light fitting and radiator.

SUN ROOM

Large garden room with French doors onto the garden, wood effect laminate floor, single pendant light fitting and 2 radiators.

4th BEDROOM/OFFICE

The 4TH bedroom is situated on the ground floor and has a front aspect window, single pendant light fitting, fitted carpet to the floor and radiator.

GROUND FLOOR WC/LAUNDRY ROOM

Fully tiled with handbasin, plumbing for washing machine and tumble dryer. Rear aspect internal window, heated towel rail and single pendant light fitting.

FIRST FLOOR

Landing is fitted with carpet, single pendant light fitting and has a storage cupboard. The landing gives access to the 3 double bedrooms and family bathroom.

PRINCIPAL BEDROOM

With front aspect window and rear aspect sky light, fitted carpet to floor, radiator and single pendant light fitting. There is access to the ensuite and the walk in wardrobe which is fitted with a hanging rail and has a single pendant light fitting.

ENSUITE

Part tiled with walk in shower, hand basin, wc, heated towel rail, side aspect window and tiled floor.

BEDROOM 2

With side aspect window and sky light, fitted carpet to floor, radiator and single pendant light fitting.

BEDROOM 3

With side aspect window and sky light, fitted carpet to floor, radiator and single pendant light fitting

FAMILY BATH & SHOWER ROOM

Fully tiled with walk in shower, free standing bath tub, hand basin with unit and wc. There is a single pendant light fitting, heated towel rail and rear aspect window.

EXTERNAL

To the front of the property is a grass lawn and range of shrubs. The property has a gravel driveway for parking 2 cars and access to the garage which has an up and over door, power and lighting and pedestrian door to the rear. Situated on a corner plot with wrap around gardens to the side and rear. To the rear of the property is a patio area and the garden is mainly laid to lawn with shrub borders.

ENTRANCE HALL

LOUNGE

4.65m x 4.51m (15' 3" x 14' 10")

DINING ROOM

2.57m x 5.4m (8' 5" x 17' 9")

SUN ROOM

3.88m x 4.29m (12' 9" x 14' 1")

4TH BEDROOM/STUDY

2.85m x 2.82m (9' 4" x 9' 3")

UTILITY

1.42m x 3m (4' 8" x 9' 10")

GROUND FLOOR & LAUNDRY ROOM

1.63m x 2.57m (5' 4" x 8' 5")

PRINCIPAL BEDROOM

4.40m x 5.55m (14' 5" x 18' 3") MAXIMUM MEASUREMENT

BEDROOM 2

3.11m x 4.54m (10' 2" x 14' 11")

BEDROOM 3

2.31m x 5.78m (7' 7" x 19' 0")

BATHROOM

2.58m x 3.14m (8' 6" x 10' 4")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – C
 EPC rating – C
 Tenure – Freehold
 Parking - 2 car parking spaces
 Boiler - Combi boiler installed in 2018
 Loft - No ladder, boarded with power and light..

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.

