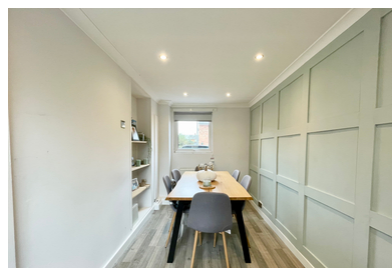


Anson Grove
Auckley
DN9 3QN
01302 867888



Sycamore Drive, Doncaster

£195,000

3Keys Property are delighted to offer this beautiful, 3 bedroom end terrace family home to the open sales market. Situated in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a stunning kitchen and 2 reception rooms. With a large rear landscaped garden, parking for 2 cars and within a short walk of highly sought after schools makes this property a very popular choice for families. Contact 3Keys Property for details 01302 867888.

- 3 BEDROOM END TERRACE FAMILY HOME
- GROUND FLOOR WC
- SEPARATE DINING ROOM/SNUG
- LANDSCAPED REAR GARDEN WITH OPEN ASPECT VIEW
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS/6TH FORM COLLEGE

- SEPARATE LOUNGE
- KITCHEN/BREAKFASTING ROOM WITH INTEGRAL APPLIANCES
- ALL BEDROOMS HAVE BUILT IN WARDROBES
- PARKING FOR 2 CARS
- EASY ACCESS TO THE MOTORWAY NETWORK

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this beautiful, 3 bedroom end terrace family home to the open sales market. Situated in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a stunning kitchen and 2 reception rooms. With a large rear landscaped garden, parking for 2 cars and within a short walk to highly sought after schools, makes this property a very popular choice for families.

Accommodation briefly comprises of a front porch with large storage cupboard, bright hallway, spacious kitchen/breakfasting room with stunning quartz worktops and French doors onto the garden, rear aspect lounge, ground floor wc, landing with store cupboard, bedroom 1 with built in wardrobe, bedroom 2 with built in wardrobe and bedroom 3 with built in wardrobe. Fully tiled family bathroom with shower over the bath. To the front of the property is a grass lawn and gravel driveway for parking. The property also has an on street allocated parking space to the front of the property. There is access to the rear garden which is landscaped with a large tiled patio and mainly laid to lawn with shrub borders. There is gated access to a shared green to the rear of the property and the garden is not overlooked.

GROUND FLOOR

To the front of the property is a good size porch with wood effect laminate floor, large storage cupboard, single pendant light fitting, side aspect window and radiator.

The hallway gives access to the lounge, kitchen/breakfasting room and ground floor wc with single pendant light fitting, storage cupboard and radiator.

The lounge is rear aspect with carpet to the floor, single pendant light fitting and radiator.

The kitchen/breakfasting room is fully fitted with floor and wall units, stunning white quartz worktops and breakfast bar, integrated appliances including oven, 5 ring gas hob, extractor fan and fridge. There is plumbing for the washing machine, space for a dryer, front aspect window and rear aspect French doors onto the patio and garden. There is wood effect laminate flooring, radiator, spot lighting and single pendant designer light fitting over breakfast bar. Opening to the dining room/snug. The combi boiler is housed within a wall unit and was installed in 2024.

The dining room has a window to the front and rear with spotlighting and radiator. There is modern panelling to the wall with alcove shelving and wood effect laminate flooring. This room could be used as a snug, playroom or office depending on the needs of the owner.

Ground floor wc is fully tiled with hand basin and single pendant light fitting.

FIRST FLOOR

The landing is spacious with side aspect window, carpet to floor and store cupboard with shelving.

Bedroom 1 is front aspect with built in wardrobes, carpet to floor, single pendant light fitting and radiator. Bedroom 2 is a double bedroom with rear aspect window, built in wardrobes, carpet to floor, single pendant light fitting and radiator. The 3rd bedroom is a single bedroom with front aspect window, radiator and carpet to floor.

The modern fully tiled family bathroom has a white suite with bath tub and shower over, hand basin and wc. There is a heated towel rail, tiled floor, spot lighting and side aspect window. There is also access to the loft which is part boarded.

EXTERNAL

To the front of the property is a driveway and garden which is mainly laid to lawn and offers access to the rear garden. The rear garden is fully enclosed with access gate to the communal green area behind the property. There is a large tiled patio area and is mainly laid to lawn. A garden shed provides additional storage. In addition to the driveway is an on street allocated parking space.

Auckley is a village in Doncaster with highly sought after schools and 6th form college. There is excellent access to the motorway network and the property is well located for local amenities and transport links. To view, contact 3Keys Property 01302 867888.

PORCH

1.21m x 1.51m (4' 0" x 4' 11")

ENTRANCE HALL

1.82m x 2.77m (6' 0" x 9' 1")

GROUND FLOOR WC

LOUNGE

4.46m x 3.56m (14' 8" x 11' 8")

KITCHEN/BREAKFAST ROOM

2.52m x 5.72m (8' 3" x 18' 9") INCREASING TO 3.37m x 5.72m (11' 1" x 18' 9")

DINING ROOM/SNUG

2.02m x 3.93m (6' 8" x 12' 11")

BEDROOM 1

3.12m x 3.81m (10' 3" x 12' 6") INCREASING TO 3.65m x 3.81m (12' 0" x 12' 6")

BEDROOM 2

3.06m x 2.73m (10' 0" x 8' 11")

BEDROOM 3

2.92m x 2.35m (9' 7" x 7' 9") INCLUDES BULK HEAD AND WARDROBE

BATHROOM

1.69m x 2.35m (5' 7" x 7' 9")

LANDING

ADDITIONAL INFORMATION

TENURE: FREEHOLD

EPC: TBC

COUNCIL TAX BAND: A

BOILER: COMBI BOILER FITTED IN 2024.

LOFT: PART BOARDED, NO LIGHT OR FIXED LADDER.

PARKING: DRIVEWAY FOR ONE CAR AND ON STREET ALLOCATED PARKING SPACE.

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

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan dimensions, 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 prospective purchasers. The architect, quantity and electronic floorplans have not been tested and no guarantee is given for their accuracy or efficiency for any given use. Visit www.3keys.co.uk

