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## Allendale Gardens, Doncaster

£295,000

3Keys Property are excited to offer for sale this immaculate 4 bedroom detached property, situated in a quiet cul de sac in Sprotbrough, Doncaster. The property has no onward chain and is in ready to move into condition with spacious accommodation and modern kitchen and bathroom. There are gardens to the front and rear, a detached garage and parking for 2/3 cars. To view, contact 3Keys Property 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- SPROTROUGH VILLAGE LOCATION
- FITTED KITCHEN/DINING ROOM
- GROUND FLOOR WC AND SEPARATE HALLWAY
- WELL MAINTAINED GARDENS TO THE FRONT AND REAR

- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINING ROOM
- MODERN FAMILY BATHROOM WITH SHOWER OVER BATH
- DETACHED GARAGE AND DRIVEWAY FOR 2/3 CARS
- HIGHLY SOUGHT AFTER SCHOOLS AND EASY ACCESS TO MOTORWAY NETWORK



## PROPERTY DESCRIPTION

3Keys Property are excited to offer for sale this immaculate 4 bedroom detached property, situated in a quiet cul de sac in Sprotbrough, Doncaster. The property has no onward chain and is in ready to move into condition with spacious accommodation and a modern kitchen and bathroom. There are gardens to the front and rear, a detached garage and parking for 2/3 cars.

Accommodation comprises of an entrance hall, ground floor wc, lounge/dining room, kitchen/breakfasting room, landing, 4 bedrooms and family bathroom.

Sprotbrough is a highly sought after village with many local amenities and popular schools. The village is serviced well by public transport and offers easy access to the A1 motorway network.

## GROUND FLOOR

The entrance hall offers a light airy welcome to visitors and gives access to the lounge/dining room, kitchen/breakfasting room, ground floor wc and stairs to first floor. There is fitted carpet to the floor and single pendant light fitting.

The lounge has a front aspect bay window adding a lovely feature to this room. The lounge is open plan with a dining room to the rear. There is carpet throughout, 2 single pendant light fittings and 2 radiators. A stone feature fireplace with gas fire and rear aspect window. There is a door to the kitchen.

Kitchen/breakfasting room is fitted with a range of shaker style floor and wall units with contrasting worktops, integrated oven, hob and extractor hood, plumbing for washing machine and space for fridge freezer. There are multi branch light fittings and vinyl floor covering. Door to the rear garden, store cupboard and radiator.

The ground floor wc has a handbasin, vanity unit, side aspect window, tiled floor, single pendant light fitting a radiator.

## FIRST FLOOR

Landing with fitted carpet to floor, storage cupboard and single pendant light fitting.

Principal bedroom with front aspect window, fitted wardrobes, bedside cabinet and drawers, carpet fitted to the floor, single pendant light fitting and radiator. Bedroom 2 is a double room with front aspect window, fitted wardrobes, carpet fitted to the floor, single pendant light fitting and radiator. Bedroom 3 is a further double room with rear aspect window, carpet fitted to the floor, single pendant light fitting and radiator. Bedroom 4 has a rear aspect window, carpet fitted to the floor, single pendant light fitting and radiator.

Family bathroom is fully tiled with a white suite comprising of bath tub with shower over, hand basin with vanity unit, heated towel rail, rear aspect window, spot lighting and tied floor.

## EXTERNAL

Front garden is mainly laid to lawn with shrubs, driveway for up to 3 cars leading to the detached garage and rear garden. The rear garden is mainly laid to lawn with shrub borders and patio area

## ENTRANCE HALL

## LOUNGE

3.37m x 8.61m (11' 1" x 28' 3") INTO BAY WINDOW

## KITCHEN/BREAKFASTING ROOM

2.76m x 6.07m (9' 1" x 19' 11") MAX MEASUREMENT

## GROUND FLOOR WC

.82m x 1.74m (2' 8" x 5' 9")

## LANDING

## PRINCIPAL BEDROOM

3.39m x 3.61m (11' 1" x 11' 10")

## BEDROOM 2

2.77m x 3.61m (9' 1" x 11' 10") MAX MEASUREMENTS

## BEDROOM 3

2.12m x 4.27m (6' 11" x 14' 0")

## BEDROOM 4

2.12m x 3.14m (6' 11" x 10' 4")

## BATHROOM

1.79m x 3.13m (5' 10" x 10' 3")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

Parking - Driveway for up to 3 cars

Garage - Detached, up and over door, no power or lighting, up and over door and additional eaves storage

Loft - Part boarded, no light or ladder.

Boiler - Conventional boiler installed in January 2020.

## DISCLAIMER

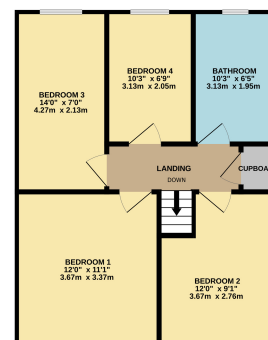
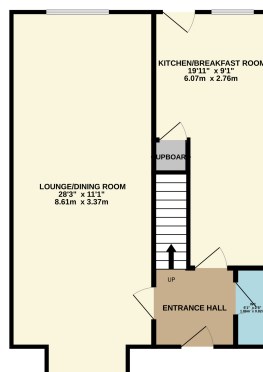
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 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  
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR  
523 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing measurements of doors, windows, rooms and any other parts are approximate and all responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time.  
Date: 14th October 2023

