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Blakewood Drive, Doncaster

£245,000

3Keys Property are delighted to present to the open sales market this spacious 3 bedroom semi detached family home in Blaxton, Doncaster. Incredibly well presented throughout, the property briefly comprises of entrance hallway, lounge, kitchen/diner, utility room and ground floor W/C. To the first floor, there is a landing, principle bedroom with en suite, 2 further bedrooms and family bathroom. The property is located in a cul de sac and has parking for 2 cars, side access to the rear garden with patio area, raised flower beds and lawn area and overlooks playing fields to the rear. Close to local amenities, a local primary school and motorway networks, this property must be viewed.

- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **SPACIOUS LOUNGE WITH BAY WINDOW**
- **PARKING FOR 2 CARS**
- **WELL PRESENTED THROUGHOUT**
- **OVERLOOKING PLAYING FIELDS TO THE REAR**

- **KITCHEN/DINER WITH BI FOLDING DOORS ONTO THE GARDEN**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **UTILITY & GROUND FLOOR W/C**
- **SOLAR PANELS FOR HOT WATER**
- **CLOSE TO LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS**

PROPERTY DESCRIPTION

Located within a cul de sac on this new style development, this 3 bedroom semi detached family home is a must view. With parking for 2 vehicles and incredibly well presented throughout, viewings are essential.

Ground Floor

A spacious, welcoming entrance hall way offers access to the lounge, kitchen/ diner, ground floor W/C and stairs leading to the first floor accommodation. Wood effect flooring flows through the ground floor with the exception of the lounge, the hallway offers a storage cupboard and is finished with spot lighting and central heating radiator. The front facing lounge has a bay window, and finished with 2 single pendant light fittings, carpet and central heating radiator. The large kitchen diner is a real hub of the house with bi folding doors onto the patio and garden beyond. A modern high gloss cream kitchen offers a range of integral appliances to include, fridge/freezer, oven, hob and extractor fan. A central breakfast bar area has a sink with mixer tap and dishwasher and doubles up as a place for informal dining. There is plenty of space for a dining table making this a great place for socialising. The room is finished with spot lighting and central heating radiator. From the kitchen is a utility room with side access door, plumbing for a washing machine and cupboards to offer extra storage. Finished with spot lighting. To complete the down stairs accommodation there is a ground floor W/C with hand basin, finished with spot lighting and towel radiator.

First Floor

The stairs lead to the landing offering access to the the 3 bedrooms and family bathroom. With a handy storage cupboard and access to the loft which has a ladder, is partially boarded and lighting. Finished with spot lights, central heating radiator and carpet. The front facing principle bedroom with en suite is finished with 2 single pendant light fittings, central heating radiator and carpet. The mostly tiled en suite has a large walk in shower, hand basin and W/C, finished with spot lighting, heated towel rail and tiled flooring. Bedroom 2 is a rear facing double bedroom with the views over the playing fields. Finished with 2 single pendant light fittings, central heating radiator and carpet. Bedroom 3 is a large single with the views over the playing fields and finished with single pendant light fitting, central heating radiator and carpet. To complete the upstairs accommodation is the mostly tiled family bathroom with side aspect obscure glass window. Offering a bathtub with overhead shower, hand basin unit and W/C finished with spot lighting, heated towel rail and tiled flooring.

External

The property is located at the end of this relatively new development within cul de sac with parking for 2 cars side by side. The front is blocked paved and there is side access to the rear garden and utility room. The landscaped rear garden has a large patio area offered from the bi folding doors from the kitchen. There is a lawned area and rear patio area and raised flower beds. The property is not overlooked to the rear and offers views over the playing fields.

Blaxton is a popular semi rural village and is within walking distance to local amenities including convenience store and pub. There is a local primary school in the next village and the local secondary school and 6th form collage a short drive away. There are local bus routes to the neighbouring villages along with Doncaster City Center and the M18 motorway network is a short drive away.

ENTRANCE HALLWAY

2.09m x 6.24m (6' 10" x 20' 6")

LOUNGE

3.19m x 4.58m (10' 6" x 15' 0")

KITCHEN/DINER

5.18m x 3.56m (17' 0" x 11' 8")

UTILITY ROOM

2.76m x 1.58m (9' 1" x 5' 2")

DOWNSTAIRS W/C

0.94m x 1.58m (3' 1" x 5' 2")

PRINCIPLE BEDROOM

4.10m x 3.51m (13' 5" x 11' 6") (MAXIMUM MEASUREMENTS)

EN SUITE

2.10m x 2.02m (6' 11" x 6' 8")

BEDROOM 2

2.87m x 3.27m (9' 5" x 10' 9")

BEDROOM 3

2.15m x 3.27m (7' 1" x 10' 9")

FAMILY BATHROOM

1.86m x 2.32m (6' 1" x 7' 7")

PROPERTY DISCLAIMER

Council Tax Band – C

EPC rating – B

Tenure – FREEHOLD

Boiler -

Loft - BOARDED, LADDER 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 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.

