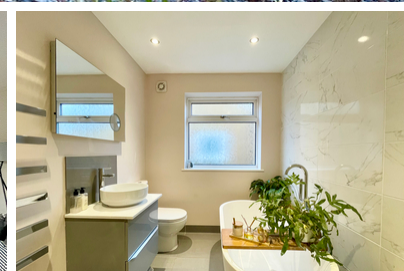
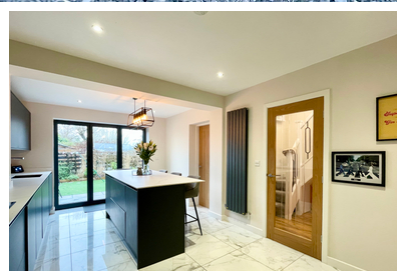
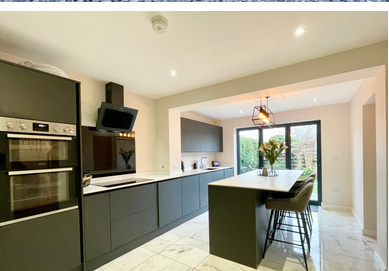


Anson Grove
Auckley
DN9 3QN
01302 867888



Maple Drive, Doncaster

£395,000

3Keys Property are delighted to present this fully refurbished, and extended 3 bedroom detached bungalow to the open sales market. Situated in the Main village of Auckley, Doncaster, this property provides the ideal living accommodation for someone downsizing and in need of ground floor bedrooms and bath/shower room. There are 2 rooms that have been created in the attic which provide accessible storage space/office or playroom depending on your needs.. To view this property, contact 3Keys Property today 01302 867888.

- 3 BEDROOM DETACHED BUNGALOW
- AUCKLEY MAIN VILLAGE LOCATION
- NEW WINDOWS. DOORS, ROOF, ELECTRICS, CENTRAL HEATING SYSTEM & FULLY REPLASTERED
- FRONT ASPECT LOUNGE WITH MEDIA WALL AND ELECTRIC FLAME FIRE
- BI-FOLD DOORS ONTO LOW MAINTENANCE REAR GARDEN

- OFFERED IN EXCELLENT ORDER THROUGHOUT
- EXTENDED & FULLY REFINISHED THROUGHOUT
- STYLISH & CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES AND CENTRAL ISLAND
- STUNNING FAMILY BATHROOM WITH STANDALONE BATH AND WALKIN SHOWER
- DETACHED GARAGE & DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS

PROPERTY DESCRIPTION

3Keys Property are delighted to present this fully refurbished, and extended 3 bedroom detached bungalow to the open sales market. Situated in the Main village of Auckley, Doncaster, this property provides the ideal living accommodation for someone downsizing and in need of ground floor bedrooms and bath/shower room. There are 2 rooms that have been created in the attic which provide accessible storage space/office or playroom depending on your needs.

This property has undergone extensive refurbishment both internally and externally and is offered in ready to move into condition with a detached garage that has been converted to a bar (can still be converted back) and parking for up to 4 cars. To view this property, contact 3Keys Property today 01302 867888.

Accommodation briefly comprises of an entrance porch, entrance hall that gives access to the ground floor accommodation and stairs to the first floor attic conversion, front facing lounge with media wall, 3 double bedrooms to the ground floor, family bath/shower room, stunning kitchen/dining room with bi fold doors to the rear garden, landing to the first floor attic conversion which has 2 rooms making ideal space for an office or playroom with restricted headspace. One of the rooms has a wc and hand basin. To the front of the property is a gravelled and block paved driveway creating parking space for up to 4 cars. There is a detached garage which has power and lighting. The garage has been converted to a bar with French doors, however, this can be converted back to a usable garage if needed.

GROUND FLOOR ACCOMMODATION

Entrance porch with side aspect window, vinyl floor covering and single pendant light fitting. Entrance hall with high gloss, wood effect laminate flooring, designer radiator, 2 storage cupboards, ideal for storing coats and shoes, single pendant light fitting, wall light and stairs to first floor accommodation.

Lounge is front aspect with media wall, carpet to floor, radiator and single pendant light fitting.

Kitchen/dining room is fully fitted with dark grey stylish floor and wall units with white contrasting worktops, central island with underneath storage, and a wide range of integrated appliances including oven, grill, induction hob, extractor hood, dishwasher, fridge, freezer, and washing machine. The floor is tiled, designer radiator, spot lighting and bi fold doors onto rear garden.

Bedroom 1 is located on the ground floor with front aspect window, fitted wardrobes, carpet to floor, single pendant light fitting and radiator.

Bedroom 2 is also a double and located on the ground floor with rear aspect window, carpet to floor, single pendant light fitting and radiator.

Bedroom 3 has a wood effect laminate floor, rear aspect window, single pendant light fitting and radiator.

Family bathroom is part tiled with a tiled floor and white suite comprising standalone bath tub, walk in shower, hand basin and wc. Side aspect window, heated towel rail and spot lighting.

FIRST FLOOR ACCOMMODATION

Landing with high gloss wood effect laminate flooring, designer chandelier, single pendant light fitting and large rear aspect dormer window.

Study has restricted head room and is fitted with carpet, 2 skylights, heated towel rail and single pendant light fitting. There is a partition wall with wc and hand basin - the floor and wall is tiled and fitted with spot lights.

Playroom/dressing room also has restricted head room. Carpet to floor, single pendant light fitting and skylight.

EXTERNAL

As part of the refurbishment, the property benefits from a new roof, full render and replacement windows. To the front is a large block paved driveway, extended further with a gravel driveway which provides parking for at least 4 cars. There is access to the rear of the property and the garage which has been converted to a bar with power and lighting and fitted with French doors. These can be replaced if the garage is needed or preferred.

The rear garden has a patio, artificial grass lawn and shrub borders. There is space down the side of the property which offers potential for additional storage if needed.

Auckley Main village is a highly sought after location due to the popular schools, 6th form college, and local amenities. Auckley has a semi rural feel and a vibrant community who celebrate the annual Auckley Show and scarecrow festival amongst other community events. There is St Saviours church and village hall, award winning Yorkshire Wildlife Park on the doorstep and fantastic access to the motorway network. To view this stunning property, contact 3Keys Property 01302 867888.

PORCH

1.36m x 1.47m (4' 6" x 4' 10")



HALLWAY

LOUNGE

4.10m x 4.14m (13' 5" x 13' 7")

KITCHEN/DINING ROOM

3.53m x 5.41m (11' 7" x 17' 9")

BEDROOM 1

3.26m x 3.46m (10' 8" x 11' 4")

BEDROOM 2

3.31m x 3.43m (10' 10" x 11' 3")

BEDROOM 3

2.68m x 3.78m (8' 10" x 12' 5")

ATTIC ROOM / OFFICE

3.23m x 3.42m (10' 7" x 11' 3")

ATTIC ROOM / PLAYROOM

3.36m x 3.32m (11' 0" x 10' 11")

BATHROOM

2.01m x 3.18m (6' 7" x 10' 5") MAX MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – E

Tenure – Freehold

Heating - Combination boiler fitted in 2022 - gas central heating system.

Refurbishment includes: New windows, internal and external doors, full rewire, new boiler and central heating plumbing and radiators, replastered walls, new flooring throughout, full render and new roof.

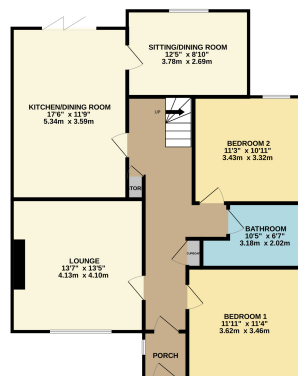
DISCLAIMER

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.

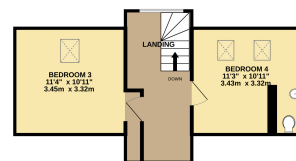
Offer Procedure

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.

GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of actual dimensions, location of fixtures and fittings are not guaranteed and are subject to change. Prospective purchasers should verify all measurements and details on site. The floorplans are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date.

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