

Anson Grove  
Auckley  
DN9 3QN  
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Whitmoore Drive, , Doncaster

£345,000

3Keys Property are proud to present this 4 double bedroom detached family home to the open sales market. Situated in a quiet cul de sac on Whitmoore Drive in Auckley, Doncaster, this property benefits from an extended sun room to the rear of the property and dining room conversion from garage, providing the balance of living accommodation needed for the 4 large bedrooms this property provides. Driveway for 2 cars and a gravelled front garden giving further parking options if needed and the property is located close to highly sought after schools and 6th form college, making this home the perfect choice for families. This popular development offers easy access to the Great Yorkshire Way, link road to the M18 motorway and Doncaster City Centre. To view, contact 3Keys Property 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- UTILITY & GROUND FLOOR WC
- PRINCIPAL BEDROOM WITH ENSUITE AND FITTED WARDROBES
- SOUGHT AFTER DEVELOPMENT IN AUCKLEY
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE
- 3 SEPARATE RECEPTION ROOMS
- GROUND FLOOR SUN ROOM EXTENSION TO THE REAR
- PARKING FOR 2 CARS AND ENCLOSED REAR GARDEN
- EASY ACCESS TO MOTORWAY NETWORK

## PROPERTY DESCRIPTION

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Accommodation briefly comprises of a spacious, entrance hall, lounge with front aspect bay window, front aspect snug/office and dining room, rear aspect kitchen/dining with open plan sun room, utility, ground floor WC, landing with storage and loft access, principal bedroom with fitted wardrobes and ensuite, 3 further double bedrooms and family bathroom.

## GROUND FLOOR

The entrance hall has a radiator and gives access to the lounge and dining room/office and stairs to first floor accommodation.

The lounge has a lovely front aspect bay window, carpet to floor, 2 radiators and single pendant light fitting.

The front aspect dining room with a office area has many uses depending on your needs as a family. Carpet to floor, wood effect laminate floor, single pendant light fitting, a multi branch light fitting and radiator.

To the rear of the property is a fully fitted kitchen with a wide range of floor and wall units, integrated appliances which include fridge, freezer, eye level oven and grill, gas hob with extractor hood, wine cooler and dishwasher. Rear aspect window, tiled floor, understairs store cupboard, door leading to the utility room, single pendant light fitting and radiator.

The ground floor extension provides a beautiful sun room with spot lighting, carpet to floor and French doors onto the garden. This space is used as a lounge with sofa and tv.

The utility is fitted with floor and wall units, contrasting work tops, plumbing for the washing machine, radiator, tiled floor and access door to rear garden.

WC has hand basin, wc, radiator and tiled floor.

## FIRST FLOOR

Landing fitted with carpet, 2 store cupboards, radiator, 2 single pendant light fittings and loft access. All rooms can be reached from the landing.

Principal bedroom is front aspect and fitted with a range of double wardrobes, carpet fitted to floor, radiator and single pendant light fitting. Access to ensuite.

The ensuite is part tiled with a vinyl tiled floor and offers a walk in shower, hand basin, wc, heated towel rail and single pendant light fitting.

Bedroom 2 is front aspect, carpet fitted to floor, radiator and single pendant light fitting. Bedroom 3 is rear aspect, carpet fitted to floor, radiator and single pendant light fitting and bedroom 4, also a double bedroom, is rear aspect with carpet

fitted to floor, radiator and single pendant light fitting.

The family bathroom is part tiled with a vinyl tiled floor, the white suite comprises a bath tub, hand basin, wc, heated towel rail, single pendant light fitting and rear aspect window.

## EXTERNAL

To the front of the property is a low maintenance garden with decorative stone and driveway for 2 cars. There is access to the rear garden which has an artificial grass lawn and patio. There is also an outside water tap, electric point and security lights to front, side and rear of property.

This development is highly sought after due to its prime position in Auckley, Doncaster. Close to motorway access making it an ideal choice for those who commute to neighbouring towns and cities with highly sought after schools and outstanding 6th Form College. Auckley offers a wide range of amenities and has the world famous, award winning Yorkshire Wildlife Park on its doorstep.

Don't miss the opportunity to view this lovely family home, contact 3Keys Property 01302 867888.

## ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

Boiler - Conventional boiler with storage tank

Loft - Part boarded, no ladder or lighting

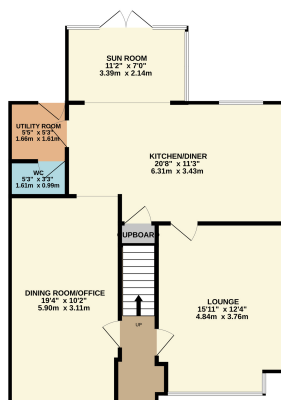
## DISCLAIMER

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.

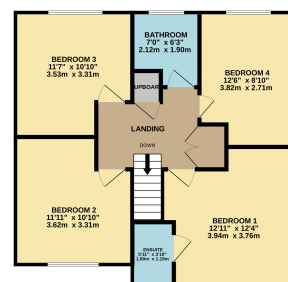
## Offer Procedure

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  
790 sq. ft. (73.4 sq.m.) approx.



1ST FLOOR  
639 sq. ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq. ft. (132.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of sites, volumes, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used to any prospective purchaser. The information is given for general information only and does not constitute an offer or guarantee as to their quality, efficiency or for any other reason.

