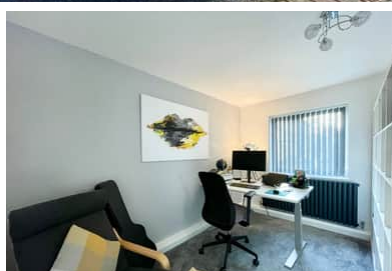


Anson Grove
Auckley
DN9 3QN
01302 867888



Cantley Manor Avenue, Doncaster

£387,000

3Keys Property are delighted to offer this substantial, 5 bedroom detached family home to the open sales market. Situated in Cantley, Doncaster, this extended property is presented in excellent order throughout with approximately 200 sqm (2150 sq ft) of accommodation, balanced perfectly between bedrooms and living space which normally falls short with 5 bedroom properties. With 3 separate reception rooms and a stunning kitchen/family room, this property offers more than you would expect from first glance. If your family is in need of space, this property will tick every box. Contact 3keys Property to view 01302 867888.

- 5 BEDROOM DETACHED FAMILY HOME
- STUNNING KITCHEN AND LIVING AREA EXTENSION
- FAMILY BATHROOM WITH BATHTUB & WALK IN SHOWER
- PRINCIPAL BEDROOM WITH ENSUITE AND WALK IN WARDROBE
- SUMMER HOUSE AND DECKING AREA TO REAR GARDEN
- 2 STOREY EXTENSION
- 3 SEPARATE RECEPTION ROOMS
- GROUND FLOOR WC
- 3 FURTHER DOUBLE BEDROOMS & 1 GOOD SIZE SINGLE BEDROOM
- GARAGE WITH DRIVEWAY FOR 3 CARS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this substantial, 5 bedroom detached family home to the open sales market. Situated in Cantley, Doncaster, this extended property is presented in excellent order throughout with approximately 200 sqm (2150 sq ft) of accommodation, balanced perfectly between bedrooms and living space which normally falls short with 5 bedroom properties. With 3 separate reception rooms and a stunning kitchen/family room, this property offers more than you would expect from first glance. If your family is in need of space, this property will tick every box.

Accommodation briefly comprises of entrance porch with storage for coats and shoes, hallway giving access to a large front aspect lounge, dining room with French doors onto rear garden patio, a beautiful, fully integrated white kitchen with contrasting black granite worktops and central islands, ground floor wc and stairs to the first floor accommodation. To the ground floor there is also a family room with access to rear garden and can be accessed off the kitchen. This room is currently being used as a gym.

The first floor accommodation offers a principal bedroom with dressing room and ensuite, 3 further double bedrooms and a 5th good size single bedroom. The family bathroom offer a bath tub and walk in shower.

To the front of the property is a paved driveway for 3 cars, grass lawn and access to the garage which has an electric car charging point and remote controlled up and over door. There is also an internal door giving access to the kitchen.

The rear garden is mainly laid to lawn and has a patio area with fixed awning, decking area and a large summer house which is insulated and has power and lighting. Currently used as a bar, this large summer house has potential for many uses such as office space, salon, gym or just a simple summer room to relax in. Fitted with bi fold doors so you can fully enjoy the garden.

GROUND FLOOR

Entrance porch with tiled floor and wet underfloor heating, cupboard for storing coats and shoes, wall light and side aspect window.

Hallway has wood effect laminate flooring, 2 further storage cupboards, one of which is under the stairs, stair case with built in stair drawers providing additional shoe storage, 2 single pendant light fittings and leads to lounge, kitchen, dining room, and ground floor WC. The ground floor WC has a tiled floor, hand basin, single pendant light fitting, side aspect window and radiator.

Large front aspect lounge with windows to the front and side making this a lovely bright room. The current vendor uses this room as a lounge and office due to its size but works both ways depending on your needs. Fitted carpet to floor, 2 designer radiators and 2 single pendant light fittings.

The dining room has rear aspect French doors out onto the patio, wood effect laminate flooring, radiator and single pendant light fitting.

This stylish kitchen adds that wow factor to this property. A fantastic space to entertain friends and family having large bi fold doors onto the patio and stunning floor and wall units in white gloss with contrasting black granite work tops, fully integrated appliances and 2 central islands. There is plenty of space to add a dining table or sofas depending on how you choose to use this space. Integrated appliances include fridge, freezer, induction hob and extractor hood, oven, grill, warming tray, microwave, boiling water tap and dishwasher. Tiled flooring with underfloor heating, spot lighting throughout, sky lights and rear aspect window. There is access to the family room and the garage, which has power and lighting as well as plumbing for the washing machine. There is also a wet underfloor heating system installed which is cost effective and operated separately from the main central heating system.

Family room is currently being used as a gym but has potential for many uses. Side aspect window, door leading to rear garden, carpet to floor, radiator and single pendant light fitting.

FIRST FLOOR ACCOMODATION

Landing with large side aspect feature window which floods this space with light, carpet to floor, single pendant light fitting and access to loft which has a ladder for access, is boarded with lighting.

Principal bedroom has rear aspect Juliette balcony with French doors, carpet to floor, spotlighting, radiator and door leading to dressing room which is fitted with shelving, dressing table and hanging rail. There is a door to a contemporary ensuite which is fully tiled with walk in shower, hand basin, wc, spot lighting and heated towel rail.

Bedroom 2 is a double bedroom with front aspect window, carpet to floor, single pendant light fitting, radiator and fitted wardrobes. Bedroom 3 is also a double bedroom with rear aspect window, carpet to floor, single pendant light fitting, radiator and fitted wardrobes. Bedroom 4, a further double bedroom with front aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 5 is a good size single bedroom, currently used as a nursery with carpet to floor, radiator and single pendant light fitting.

Fully tiled family bathroom with side aspect obscure glass window, benefits from a white suite with corner bath tub, walk in shower cubicle, hand basin, wc, heated towel rail and spot lighting.

EXTERNAL

To the front of the property is a paved driveway for 3 cars, grass lawn and access to the garage which has an electric car charging point and remote controlled up and over door. There is also an internal door giving access to the kitchen.

The rear garden is mainly laid to lawn and has a patio area with fixed awning, decking area and a large summer house which is insulated and has power and lighting. Currently used as a bar, this large summer house has potential for many uses such as office space, salon, gym or just a simple summer room to relax in. Fitted with bi fold doors so you can fully enjoy the garden.

This property is situated in an ideal place for local amenities, sought after schools, local transport links and offers superb access to the motorway networks. To view this property, please contact 3Keys Property 01302 867888.

ENTRANCE PORCH

HALLWAY



LOUNGE

3.45m x 6.65m (11' 4" x 21' 10")

KITCHEN/FAMILY ROOM

4.91m x 7.09m (16' 1" x 23' 3") MAX MEASUREMENT

DINING ROOM

2.85m x 3.27m (9' 4" x 10' 9")

GROUND FLOOR WC

.82m x 2.72m (2' 8" x 8' 11")

FAMILY ROOM

2.57m x 5.65m (8' 5" x 18' 6")

LANDING

PRINCIPAL BEDROOM

2.96m x 3.93m (9' 9" x 12' 11") MIN MEASUREMENT

DRESSING ROOM

1.81m x 1.87m (5' 11" x 6' 2")

ENSUITE

1.84m x 1.97m (6' 0" x 6' 6")

BEDROOM 2

3.53m x 4.16m (11' 7" x 13' 8")

BEDROOM 3

2.41m x 3.54m (7' 11" x 11' 7")

BEDROOM 4

2.76m x 3.01m (9' 1" x 9' 11")

BEDROOM 5

2.38m x 2.86m (7' 10" x 9' 5")

FAMILY BATHROOM

2.19m x 2.50m (7' 2" x 8' 2")

SUMMER HOUSE

2.17m x 5.69m (7' 1" x 18' 8")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

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

GROUND FLOOR
1339 sq.ft. (123.4 sq.m.) approx.

1ST FLOOR
820 sq.ft. (76.1 sq.m.) approx.



25 CANTLEY MANOR AVENUE, CANTLEY DONCASTER DN4 6RS

TOTAL FLOOR AREA: 2159 sq.ft. (200.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other parts 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 only. prospective purchaser. The services, systems and appliances shown here can be tested and not guaranteed as to their operation. Efficiency can vary. Made with MetreX 12002