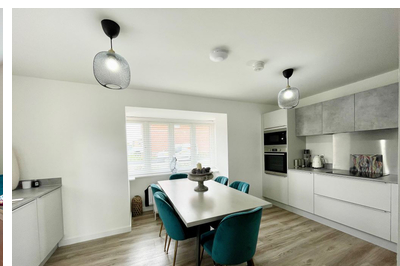
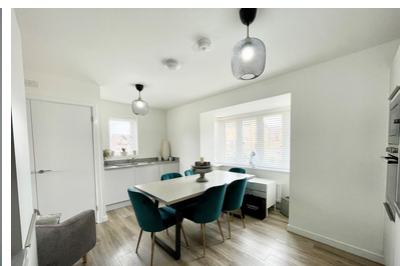
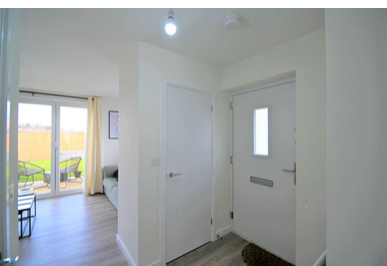


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Primrose Gardens, Doncaster

£259,950

3Keys Property are delighted to offer to the sales market this gorgeous, 3 bedroom detached property situated on the new Avant Homes development in Auckley, Doncaster. This property is presented in immaculate condition and situated on a fantastic plot which is not overlooked to the front or rear; this property is ideally located for local schools, amenities and transport links. Please contact 3Keys Property for details 01302 867888.

- 3 BEDROOM DETACHED HOUSE
- OPEN PLAN LOUNGE WITH BI-FOLD DOORS ONTO THE REAR GARDEN
- GROUND FLOOR WC & UTILITY CUPBOARD
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DRIVE WAY FOR 3 CARS
- OFFERED IN IMMACULATE CONDITION
- FULLY FITTED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES
- PRINCIPLE BEDROOM WITH EN SUITE
- REAR GARDEN WITH SHED AND PATIO AREA
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this gorgeous, 3 bedroom detached property situated on a fantastic plot on the new Avant Homes development in Auckley, Doncaster. This property is offered with no onward chain and presented in immaculate condition throughout. Accommodation briefly comprises of; a spacious open plan hallway with storage and downstairs w/c. The open plan aspect includes a modern kitchen/dining area with integrated appliances and a utility cupboard with plumbing for the washing machine and space for a tumble dryer. The lounge is perfect for family life and entertaining with its large bi fold doors leading out onto the well maintained, private garden. Open plan stairs lead to first floor landing which gives access to 3 bedrooms. The principle bedroom has an ensuite shower room and there is a spacious family bathroom with shower over bath. Externally, the property benefits from a large driveway providing parking for 2 cars and a rear garden with shed & patio area. This property is perfectly located for local schools and amenities as well as offering excellent access to the motorway and local transport links.

## GROUND FLOOR

This modern, open plan home offers a spacious entrance hall which gives access to a kitchen/dining area and lounge with bi fold doors overlooking garden. Wood effect vinyl flooring runs throughout the ground floor creating a stylish, seamless look. The modern, sleek matt grey kitchen with contrasting worktops offers a range of integral appliances including oven, hob, microwave, extractor fan, fridge, freezer and dishwasher. There is a large bay window and a front facing window. A large utility cupboard space has plumbing for a washing machine and tumble dryer and offers plentiful storage with the utilities hidden away. The room is finished with 2 single pendant light fittings and central heating radiator.

A lounge area with front facing window offers large bi-fold doors into the garden allowing the inside and outside spaces to flow seamlessly. Stairs lead to the first floor accommodation, a single pendant light fitting and central heating radiator. Accessed from the hallway there is a large part tiled cloak room/WC with hand basin, single pendant light fitting, central heating radiator and vinyl flooring. There is also a large separate storage cupboard in the hallway.

## FIRST FLOOR

The landing gives access to the 3 bedrooms and family bathroom. There is a storage cupboard, loft access and is finished with carpet, single pendant light fitting and central heating radiator. A spacious side facing principle bedroom is finished with carpet, single pendant light fitting and central heating radiator. A partially tiled ensuite with front facing obscure glass window offers a fully tiled walk in shower, hand basin and W/C and finished with vinyl flooring, radiator and single pendant light fitting. Bedroom 2 is a front facing double bedroom with another side aspect window, finished with carpet, central heating radiator and single pendant light fitting. A final front facing bedroom, finished with carpet, central heating radiator and single pendant light fitting. The partially tiled family bathroom with side facing obscure glass window offers a bathtub with over head shower, hand basin and W/C. Finished with vinyl flooring, radiator and single pendant light fitting.

## EXTERNALLY

Located on a corner position overlooking the green and with unobstructed views to the rear, this modern home has a fantastic plot. There is grass, mature shrub borders and a pathway leading to the front door. The garden can be accessed from the lounge and has a patio area and grass lawn. The garden can also be accessed from the rear of the property via a side gate off the driveway which has parking for 2 cars. The property is located on a new development with green areas and easy access to local amenities including convenience stores, cafes and a short walk to local primary and secondary schools as well as a 6th form college. Yorkshire Wildlife Park is also within walking distance and the Great Yorkshire Way offers access to the M18 and A1 motorway networks.

To view this property, contact 3Keys Property today 01302867888.

## FAMILY ROOM

5.03m x 4.84m (16' 6" x 15' 11") 5.03m x 4.84m (16' 6" x 15' 11")

## KITCHEN/DINING

5.03m x 4.21m (16' 6" x 13' 10")



## UTILITY ROOM

1.58m x 0.89m (5' 2" x 2' 11")

## WC

1.55m x 1.41m (5' 1" x 4' 8")

## BED 1

4.08m x 3.59m (13' 5" x 11' 9")

## BED 2

3.01m x 2.57m (9' 11" x 8' 5")

## BED 3

3.14m x 2.57m (10' 4" x 8' 5")

## BATHROOM

2.46m x 1.94m (8' 1" x 6' 4")

## ENSUITE

2.25m x 1.43m (7' 5" x 4' 8")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

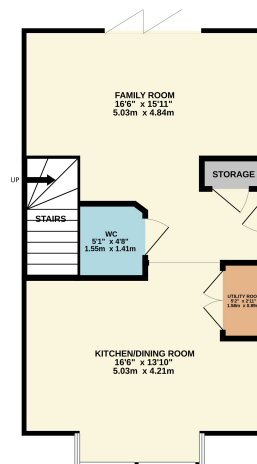
## DISCLAIMER

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 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.

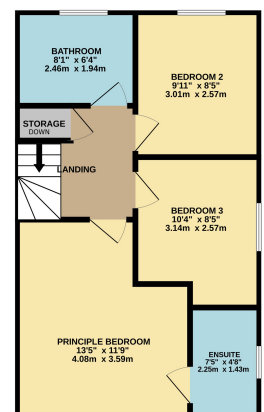
## Offer Procedure

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  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq. ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures set out here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should not be used as a basis for any prospective purchase. The plan is subject to change without notice and is not intended to guarantee any specific area or measurement. Measurements are given to the best of our knowledge and to the best of our ability. It is the responsibility of the purchaser to verify the accuracy of the information provided.