

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Elm Drive, Doncaster

£395,000

3Keys Property are excited to offer this extended, fully refurbished 3 double bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Finningley, Doncaster, this property benefits from 3 reception rooms, beautiful, large kitchen/dining area, Jack and Jill shower room, additional separate wc, utility, gardens to the front and rear, a driveway for 3 cars, integral garage and full length, mainly boarded loft with standing space, lighting and ladder. To view this immaculate bungalow, contact 3Keys Property today 01302 867888.

- 3 DOUBLE BEDROOM DETACHED BUNGALOW
- 3 RECEPTION ROOMS
- SUNROOM WITH INSULATED ROOF
- JACK AND JILL SHOWER ROOM
- GARAGE & DRIVEWAY FOR AT LEAST 3 CARS
- EXTENDED & FULLY REFURBISHED THROUGHOUT
- FULLY FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- WC AND UTILITY ROOM
- LARGE BOARDED LOFT WITH LADDER, POWER AND LIGHTING
- SECURE REAR GARDEN, NOT OVERLOOKED



## PROPERTY DESCRIPTION

3Keys Property are excited to offer this extended, fully refurbished 3 double bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Finningley, Doncaster, this property is tucked away in a lovely cul de sac and benefits from 3 reception rooms, stunning kitchen/dining area, modern Jack and Jill shower room, additional separate wc, utility, gardens to the front and rear, a driveway for 3 cars, integral garage and full length, mainly boarded loft with standing space, lighting and ladder.

Accommodation comprises of a lovely spacious entrance hallway which gives access to front aspect lounge, 3 good size double bedrooms, stunning bathroom with walk in shower, separate wc and beautiful fully fitted kitchen. There is an extension off the second bedroom which is currently used as an office but could be used as a snug, dressing room or playroom depending on your needs as a family and there is a sun room with insulated roof off the kitchen/dining room and a utility which gives access to the garage.

The front of the property has a large garden with a block paved driveway providing parking for 3 cars and grass lawn with shrubs. There is access to the rear of the property and the private spacious garden is mainly laid to lawn with shrub borders and patio area. The integral garage has an up and over door, benefits from power and lighting and gives access to the loft which is mainly boarded with power and lighting. The property has external lighting, 2 water taps to the rear garden and external power point.

Finningley village is very popular due to it's semi rural landscape, friendly community, accessibility to amenities and highly sought after schools and 6th form college. It offers easy access to the motorway network and city centre. The perfect village for all ages. To view this beautiful bungalow, contact 3Keys Property 01302 867888.

## ACCOMMODATION

Entrance hall with stunning, high quality wood effect laminate floor which runs throughout the lounge and kitchen/dining area, store cupboard for coats and shoes, single pendant light fitting and radiator. The wide spacious hallway gives access to all 3 bedrooms, lounge, kitchen/dining room, Jack and Jill shower room and WC.

Front aspect lounge with bow window, feature fireplace and wood burner stove, radiator and single pendant light fitting, French doors lead to the dining room.

Stylish, fully fitted kitchen with a range of floor and wall units with contrasting worktops and tiled splash backs, breakfast bar, integrated appliances include oven, hob with extractor hood, fridge and freezer. Rear aspect door to garden, rear aspect window, designer radiator and spot lighting. The dining area has sliding doors to the sun room, radiator and pendant light fitting. There is also access to the utility.

The sun room has wood effect laminate floor, spot lighting, designer radiator and French doors onto rear garden.

Utility with plumbing for washing machine, plumbing for dish washer and tumble dryer. Wall units and workbench, single pendant light fitting and access to garage.

Separate fully tiled WC has hand basin, rear aspect window, wood effect laminate floor and spot lighting.

Bedroom 1 is front aspect with a bow window, range of fitted wardrobes, fitted

carpet, radiator and single pendant light fitting.

Bedroom 2 has rear aspect window, carpet, radiator and single pendant light fitting. door leading to extended reception room which is currently used as an office, with French doors onto garden, wood effect laminate floor, single pendant light fitting and designer radiator.

Stunning mainly tiled Jack and Jill bathroom with white suite comprising large walk in shower, hand basin and wc, fitted unit, side aspect window, heated towel rail, spot lighting and tiled floor.

## ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

Boiler - Combination boiler installed 4 years ago.

Loft - 3/4 boarded with ladder and light

Garage - lighting and power.

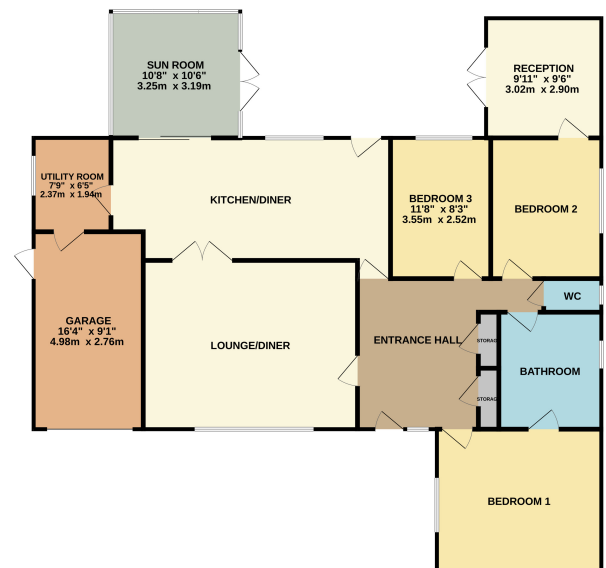
## DISCLAIMER

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, orders and alterations shown here do not constitute and do not guarantee any work or materials. Measurements are given to the nearest millimetre and are for guidance only.

