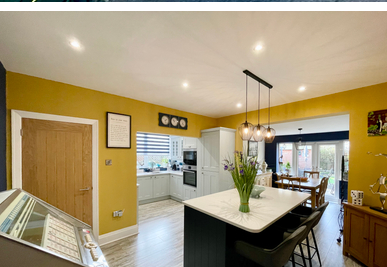


Anson Grove
Auckley
DN9 3QN
01302 867888



Chestnut Avenue, Doncaster

£249,950

3Keys Property is delighted to present for sale this FULLY REFURBISHED and extended 3-bedroom semi detached property, located in the popular Wheatly Hills area in Doncaster. This property is tastefully decorated and features a spacious fully fitted kitchen/dining room extension with large French doors opening onto the garden, front aspect lounge, 2 double bedrooms, 1 single bedroom, a refurbished family bathroom and ground floor shower room. There is a resin driveway with parking space for two cars. This home is an excellent opportunity for a growing family and is offered in excellent condition throughout. For more details, please contact 3Keys Property at 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- GROUND FLOOR EXTENSION TO THE REAR
- GROUND FLOOR SHOWER ROOM AND 1ST FLOOR BATHROOM
- LANDSCAPED GARDEN TO REAR
- RESIN DRIVEWAY PROVIDING PARKING FOR AT LEAST 2 CARS
- FULLY REFURBISHED AND PRESENTED IN IMMACULATE CONDITION THROUGHOUT.
- STUNNING OPEN PLAN KITCHEN AND DINING AREA WITH CENTRAL ISLAND
- FRONT ASPECT LOUNGE WITH BEAUTIFUL BAY WINDOW
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- PERFECT OPPORTUNITY FOR FTB OR SMALL FAMILY

PROPERTY DESCRIPTION

3Keys Property is delighted to present for sale this FULLY REFURBISHED and extended 3-bedroom semi detached property, located in the popular Wheatly Hills area in Doncaster. This property is tastefully decorated throughout and features a spacious fully fitted kitchen/dining room extension with large French doors opening onto the garden, front aspect lounge, 2 double bedrooms, 1 single bedroom, a refurbished family bathroom and ground floor shower room. There is a resin driveway with parking space for two cars. This home is an excellent opportunity for a growing family and is offered in excellent condition throughout.

GROUND FLOOR

Stylish entrance hall which gives access to lounge, kitchen/breakfasting room and stairs to first floor accommodation. With a tiled floor, single pendant light fitting, understairs cupboard and radiator.

The lounge has a large front aspect bay window, floor is fitted with carpet, radiator and single pendant light fitting.

Adding the wow factor to this property is the open plan kitchen which is fitted with a range of floor and wall units with stunning white granite worktops and central island. Integrated appliances include oven, induction hob, extractor hood, fridge, freezer, and washing machine. There is a side aspect window, wood effect laminate floor, triple pendant light fitting, spot lighting and designer radiator.

The open plan kitchen/breakfasting room leads to the dining area which has French doors onto the decking. The same stylish wood effect laminate floor, single pendant light fitting and designer radiator. There is also a door that leads to a small hallway which gives access to the shower room and side access door to the driveway.

Ground floor shower room which is mainly tiled has wc with hand basin, walk in shower, tiled floor, heated towel rail and spot lighting..

FIRST FLOOR

Landing with side aspect window, carpet fitted to floor, radiator and access to loft. The landing gives access to all 3 bedrooms and the family bathroom.

Bedroom 1 is front aspect with a beautiful bay window. Carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 2 is a double with rear aspect window, carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 3 is a front aspect single bedroom, currently used as an office. With carpet fitted to floor, radiator and single pendant light fitting.

The part tiled family bathroom has been recently refurbished with a white suite with stand alone bath tub, hand basin and wc. There is a rear aspect obscure glass window, heated towel rail, single pendant light fitting and tiled floor.

EXTERNAL

To the front of the property is a new resin driveway with block paved border. The driveway provides at least 2 car parking spaces and there is access to the property from the front and the side. A side access gate gives access to the rear garden which is landscaped with artificial lawn, decking areas for dining and enjoying the sun, and mature shrubs and garden shed.

The property is situated in the highly sought after area of Wheatly Hills, Doncaster. The property is well located for local amenities and schools. Also offering easy access to the motorway network, the city centre and local transport links. To view this stunning family home, contact 3Keys Property on 01302 867888.

HALLWAY



LOUNGE

3.34m x 3.54m (10' 11" x 11' 7") NOT INTO BAY WINDOW

KITCHEN/BREAKFASTING ROOM

5.40m x 3.87m (17' 9" x 12' 8") MAXIMUM MEASUREMENT

DINING ROOM

3.15m x 2.86m (10' 4" x 9' 5")

SHOWER ROOM

1.79m x 1.85m (5' 10" x 6' 1")

LANDING

BEDROOM 1

3.35m x 3.54m (11' 0" x 11' 7")

BEDROOM 2

3.36m x 3.90m (11' 0" x 12' 10")

BEDROOM 3

1.97m x 2.42m (6' 6" x 7' 11")

BATHROOM

1.89m x 2.09m (6' 2" x 6' 10")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: D

COUNCIL TAX BAND: B

LOFT - With single pendant light fitting, part boarded and fixed ladder.

HEATING - Gas central heating with combi boiler which is serviced annually.

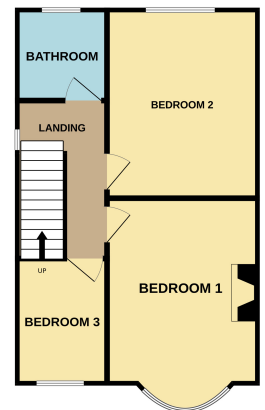
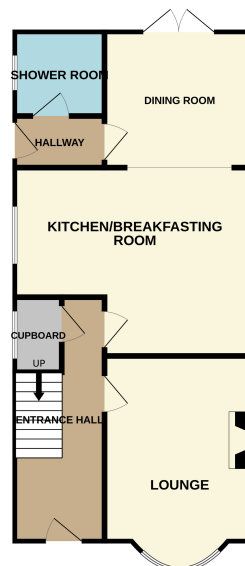
PARKING - Resin driveway for at least 2 cars.

REFURBISHMENT INCLUDES; New soffits, facias and guttering, new rubber roof to extension and bay window, full electrical rewire, new plumbing and radiators, replastered throughout, new kitchen, bathroom and shower room.

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.

GROUND FLOOR

1ST FLOOR



3Keys every effort has been made to ensure the accuracy of the description contained herein, measurements of sites, sections, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Metaphor C2023