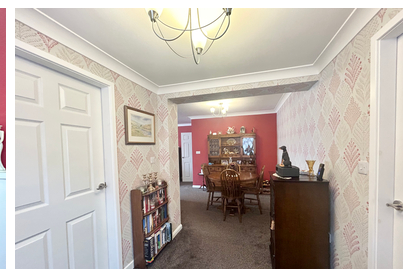


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Park Close, Doncaster

£310,000

3 Keys Property are delighted to offer to the open sales market this well presented 3 bedroom detached bungalow, situated in a quiet cul de sac within the highly desirable village of Westwoodside, Doncaster. This property benefits from a secure rear garden and has parking for up to 4 vehicles. To view, call 3Keys Property today 01302 867888.

- MAIN BEDROOM WITH EN SUITE
- LARGE LOUNGE/DINER
- COMBI BOILER INSTALLED 2018 AND SERVICED ANNUALLY
- QUIET CUL DE SAC IN A SEMI RURAL LOCATION

- SECURE REAR GARDEN
- LOFT BOARDED WITH LADDER AND LIGHTING
- EXTENDED
- IMMACULATE CONDITION

## PROPERTY DESCRIPTION

3 Keys Property are delighted to offer to the open sales market this well presented 3 bedroom detached bungalow, situated in a quiet cul de sac within the highly desirable village of Westwoodside, Doncaster. This property benefits from a secure rear garden and has parking for up to 4 vehicles.

Accommodation briefly comprises of entrance hall, large lounge/diner which leads to the 3rd bedroom/ sitting room, large kitchen/diner with extended which is fully fitted with integrated appliances and has access to the rear garden, large detached garage, 3 good sized bedrooms and the main bedroom having an ensuite with bath tub and separate shower room.

To the front of the property which is mainly laid to lawn with a driveway for up to 4 vehicles, to the rear of the property is a low maintenance garden. There is a detached garage with power, lighting and a large shed which can be used for storage.

## ACCOMMODATION

Entrance hall with access through to the lounge, fitted carpet to floor, radiator and single pendant light fitting.

Lounge/diner which has both a side and front aspect window, 2 radiators, fireplace, 3 single pendant light fittings, fitted carpet to floor and access to the hallway, 3rd bedroom/ snug and storage cupboard.

Bedroom 3 which is located at the front of the property and could be used as a bedroom or sitting room, fitted carpet to floor, radiator, single light pendant.

Large kitchen/diner benefiting from tiled flooring, side and front facing windows and side door which leads out to the rear garden, fitted floor and wall units, integrated appliances which include double oven, hob and dishwasher, 1 radiator and single pendant light fitting.

Bedroom 1 is rear facing, fitted carpet to floor, radiator and single pendant light fitting.

Large ensuite bathroom benefitting from a rear facing window, with bath tub, wc, hand basin, radiator, single pendant light fitting and has laminate flooring.

Bedroom 2 rear facing bedroom, fitted carpet to floor, radiator, single pendant lighting.

Bedroom 3 which is located at the front of the property and could be used as a bedroom or sitting room, fitted carpet to floor, radiator, single light pendant.

Hallway which gives access to the lounge, kitchen, shower room, bedroom 1 and 2 has fitted carpet to floor, single light pendant and radiator.

Detached garage which has power and lighting.

The front of the property is mainly laid to lawn, a large driveway which provides parking for upto 4 cars and access to the rear of the property. The rear garden is mainly laid to lawn and low maintenance. The garden benefits from a large shed which can be used as extra storage. The detached garage benefits from power and lighting.

Westwoodside is a semi rural village in the Isle of Axholme and benefits from local amenities. There is a methodist church and local primary school within walking distance from the property. The town of Epworth is a short drive away and offers further amenities including cafes and shops. There is a local bus service offering access to Doncaster and beyond.

## LOUNGE/DINER

3.93m x 57.34m (12' 11" x 188' 1") REDUCING TO 2.93m x 5.46m (9' 7" x 17' 11")

## KITCHEN/ DINER

3.63m x 4.682m (11' 11" x 15' 4")

## SHOWER ROOM

1.85m x 1.95m (6' 1" x 6' 5")

## BEDROOM 1

3.02m x 3.65m (9' 11" x 12' 0")

## ENSUITE

2.47m x 1.73m (8' 1" x 5' 8")

## BEDROOM 2

3.05m x 3.82m (10' 0" x 12' 6")

## BEDROOM 3

2.56m x 5.15m (8' 5" x 16' 11")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

Heating - Gas central heating and Combi boiler fitted in 2018

Loft - boarded with lighting, with ladder

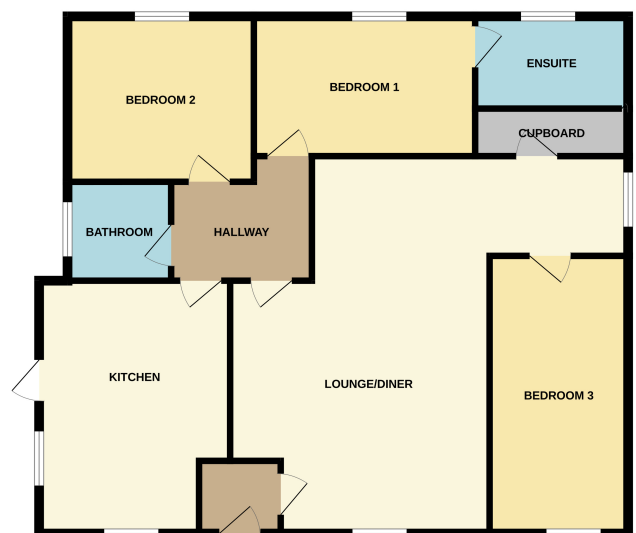
## DISCLAIMER

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  
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. They apply to the floorplan purposes only and should be used as a guide only, prospective purchaser. The floorplan, systems and appliances shown herein are not tested and no guarantee as to their operability or efficiency can be given.  
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