

Anson Grove
Auckley
DN9 3QN
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Beech Avenue, Doncaster

£340,000

3Keys Property are delighted to offer this well presented, spacious, 5 bedroom semi detached family home to the open sales market. Situated on this well spaced development in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a large modern kitchen/dining room, Dual aspect lounge, utility room and ground floor wc. With 4 double bedrooms and a single bedroom, ensuite to main bedroom, family bathroom with bath tub and walk in shower. There is a large rear garden, detached garage with garden store area to rear, parking for 4 cars and is situated within a short walk of highly sought after schools. This property is the perfect choice for a family. Contact 3Keys Property for details 01302 867888.

- 5 BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS OPEN PLAN DEVELOPMENT
- DUAL ASPECT LOUNGE WITH FRENCH DOORS ONTO GARDEN
- UTILITY ROOM & GROUND FLOOR W/C
- REAR GARDEN AND OUTSIDE STORAGE
- LARGE PLOT WITH PARKING FOR 4 CARS
- STUNNING KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES.
- ENSUITE BATHROOM TO PRINCIPAL BEDROOM
- HIGHLY SOUGHT AFTER SCHOOLS AND EASY ACCESS TO MOTORWAY NETWORK
- DETACHED GARAGE

PROPERTY DESCRIPTION

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GROUND FLOOR

hallway gives access to the lounge, kitchen/dining room, ground floor wc and stairs to the first floor. Floor is fitted with wood effect laminate flooring, single pendant light fitting, storage cupboard under stairs, and radiator.

The lounge is dual aspect with French doors onto rear garden, wood floor, 2 single pendant light fittings, and radiator.

The stunning kitchen/dining room is fully fitted with modern floor and wall units and contrasting quartz worktops, central island with cupboards underneath, integrated appliances including 2 ovens, 5 ring induction hob, extractor hood, fridge, freezer, and dish washer. There is a wood effect laminate floor, spot lighting, front and rear aspect window, and designer radiator. Door to utility which has rear access to the garden, plumbing for washing machine, floor and wall units, single pendant light fitting and radiator.

Ground floor wc with hand basin, wood effect laminate floor, radiator, and single pendant light fitting

FIRST FLOOR

The landing leads to 5 bedrooms and the family bathroom, has rear aspect window, carpet to floor, single pendant light fitting and access to loft which is boarded with a ladder and light and storage cupboard.

Bedroom 1 is front aspect with carpet to floor, spot lighting and radiator. Fully tiled ensuite bathroom with walk in shower, hand basin and wc.

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

The 3rd bedroom is a further double bedroom with fitted wardrobes, rear aspect window, radiator, and carpet to floor..

4th bedroom is a also a double bedroom with fitted wardrobes, front aspect window, radiator, and carpet to floor.

5th bedroom is a good size single bedroom currently being used as a walk in wardrobe. Front aspect window, radiator, and wood effect laminate floor

The fully tiled family bathroom has a white suite with bath tub and walk in shower, hand basin and wc. Radiator, tiled floor, single pendant light fitting and rear aspect obscure glass window.

EXTERNAL

To the front of the property is a block paved driveway providing parking for at least 4 cars, is mainly laid to lawn with shrub borders and detached garage with garden work shop to the rear. The garage has power and lighting as does the workshop behind. The large rear garden is fully enclosed with side access gate. There is a large patio and is mainly laid to lawn with shrub borders.

Auckley is a village in Doncaster with highly sought after schools and 6th form college. There is excellent access to the motorway network and the property is well located for local amenities and transport links. To view, contact 3Keys Property 01302 867888.

ENTRANCE HALL

LOUNGE

3.62m x 5.30m (11' 11" x 17' 5")

KITCHEN/DINING ROOM

3.77m x 7.61m (12' 4" x 25' 0") MAXIMUM MEASUREMENT

UTILITY

2.55m x 2.61m (8' 4" x 8' 7")

LANDING

BEDROOM 1

3.64m x 4.03m (11' 11" x 13' 3")

BEDROOM 2

2.71m x 3.40m (8' 11" x 11' 2")

BEDROOM 3

2.85m x 3.46m (9' 4" x 11' 4")

BEDROOM 4

2.39m x 3.63m (7' 10" x 11' 11")

BEDROOM 5

2.11m x 2.76m (6' 11" x 9' 1")

BATHROOM

1.75m x 2.49m (5' 9" x 8' 2")

ENSUITE

.79m x 2.11m (2' 7" x 6' 11")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – D

Tenure – Freehold

Heating System - Gas central heating radiators with combi boiler installed in 2022 with 7 year warranty remaining.

Loft - Boarded with ladder for access and power.

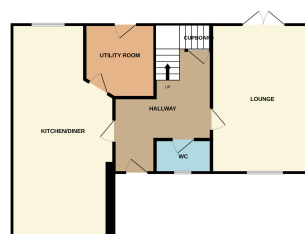
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Offer Procedure

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
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide to prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made with respect to them.

