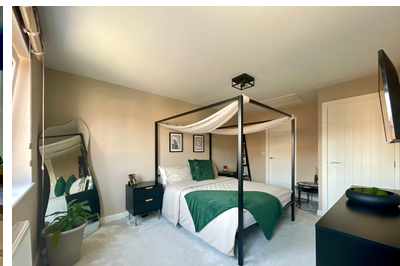


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Middlefield Close, Doncaster

£239,950

3Keys Property are delighted to offer this beautiful 3 BEDROOM DETACHED family home to the open sales market. This property is situated on this popular, modern development in Dunscroft, Doncaster. Offered in immaculate condition inside and out, with principal bedroom and ensuite, 2 further bedrooms, 2 reception rooms, fitted kitchen with integrated appliances, utility room, ground floor wc, family bathroom with bath tub and shower over. There is an integral garage, parking for 2 cars, and landscaped rear garden with grass lawn and patio. To view this stunning home, contact 3Keys Property today 01302 867888.

- 3 BEDROOM DETACHED FAMILY HOME
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FRONT ASPECT LOUNGE WITH BAY WINDOW
- 3RD BEDROOM CURRENTLY USED AS DRESSING ROOM
- INTEGRAL GARAGE WITH PARKING FOR 2 CARS
- PRESENTED IMMACULATELY THROUGHOUT
- PRINCIPAL BEDROOM WITH ENSUITE AND DRESSING AREA
- REAR ASPECT DINING ROOM WITH FRENCH DOORS ONTO GARDEN
- UTILITY ROOM AND GROUND FLOOR WC
- EASY ACCESS TO THE MOTORWAY NETWORK

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer this beautiful 3 BEDROOM DETACHED family home to the open sales market. This property is situated on this popular, modern development in Dunscroft, Doncaster. Offered in immaculate condition inside and out, with principal bedroom and ensuite, 2 further bedrooms, 2 reception rooms, fitted kitchen with integrated appliances, utility room, ground floor wc, family bathroom with bath tub and shower over. There is an integral garage, parking for 2 cars, and landscaped rear garden with grass lawn and patio.

## GROUND FLOOR

You are welcomed by a lovely bright entrance hallway which gives access to the lounge and stairs leading up to the first floor accommodation. There is a stylish tiled floor, carpet to stairs, single pendant light fitting and central heating radiator.

A formal lounge with a large front aspect bay window adding a stylish feature to this room. Carpet to the floor, single pendant light fitting and central heating designer radiator.

The dining room has large French doors which lead onto the patio, making it a great area for entertaining friends and family. Carpet to floor, single pendant designer light fitting over the dining table and central heating designer radiator. Door leading to the kitchen.

Fully fitted kitchen with a beautiful range of floor and wall units with contrasting worktops; integrated appliances including fridge, freezer, oven, induction hob, extractor hood, dishwasher and 1 1/2 bowl sink unit with mixer tap. Rear aspect window, large under stair cupboard providing ample space for household cleaning equipment, spot lighting and central heating designer radiator.

The utility room offers plumbing for washing machine, space for tumble dryer, matching floor and wall units with worktop. A rear access door leads to the garden, spot lighting, tiled floor and central heating radiator.

W/C with hand basin, spot lighting, tiled floor and central heating radiator.

## FIRST FLOOR

The landing offers access to the bedrooms and family bathroom. There is carpet to the floor, single pendant light fitting and central heating designer radiator.

A stunning front aspect principal bedroom with ensuite bathroom. The bedroom offers more space than most with a dressing area, built in storage area, 2 front aspect windows, carpet to the floor, single pendant light fitting, and central heating radiator.

The fully tiled ensuite provides a walk in shower, hand basin with unit under and W/C. Obscure glass rear aspect window, spot lighting and heated towel rail. The floor is also tiled.

Bedroom 2 is a front aspect double bedroom with carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 3 is a rear aspect bedroom with carpet to the floor, single pendant light fitting, and central heating radiator. The owners currently use this as a walk in wardrobe/dressing room.

A beautiful, fully tiled family bathroom with bath tub and shower over, hand basin with unit underneath and W/C. Obscure rear aspect glass window, tiled floor, spot lighting and heated towel rail.

## EXTERNAL

To the front of this property is a well maintained, low maintenance garden with decorative stone, driveway and tiled entrance. There is access to the rear south facing garden which is landscaped and fully enclosed with a spacious patio and paving, out door lighting and grass lawn. The integral garage has an up and over door, power and lighting. The property is protected by an alarm and CCTV security system.

To view this stunning home, please contact 3Keys Property 01302 867888.

## ENTANCE HALL

## LOUNGE

3.19m x 4.02m (10' 6" x 13' 2") NOT INTO BAY WINDOW

## DINING ROOM

2.54m x 2.54m (8' 4" x 8' 4")

## KITCHEN

2.52m x 2.62m (8' 2" x 8' 7")

## UTILITY

1.54m x 1.52m (5' 1" x 5' 0")

## GROUND FLOOR WC

.88m x 1.54m (2' 11" x 5' 1")

## LANDING

## BEDROOM 1

4.21m x 4.63m (13' 10" x 15' 2") MAXIMUM MEASUREMENT

## ENSUITE

1.61m x 1.98m (5' 3" x 6' 6")

## BEDROOM 2

2.69m x 3.33m (8' 10" x 10' 11")

## BEDROOM 3

1.99m x 3.49m (6' 6" x 11' 5")

## BATHROOM

1.67m x 1.97m (5' 6" x 6' 6")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

Boiler - Conventional boiler.

Loft - No ladder or boarding

## 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 checked 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  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of items, windows, rooms and any other items are approximate and not responsible to them for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The prices, features and specifications shown have not been inspected or guaranteed by the Vendor. Made with Metaphor 02025

