



Foxglove Drive, Doncaster

£275,000

3Keys Property are delighted to offer to the open sales market this immaculate 3 bedroom detached property, situated in Auckley, Doncaster. With an open plan kitchen/dining area with bi fold doors onto patio and 3 good size double bedrooms, this property will make a perfect home for a family being in close proximity to sought after schools and 6th form college. To view this beautiful family home, contact 3Keys Property today 01302 867888.

- 3 BEDROOM DETACHED FAMILY HOME
- KITCHEN/DINER WITH BI FOLDING DOORS ONTO THE GARDEN
- UTILITY AND DOWNSTAIRS WC
- NEW BUILD DEVELOPMENT
- PRIVATE CUL DE SAC LOCATION
- IMMACULATE CONDITION THROUGHOUT
- MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE
- OPEN ASPECT VIEWS TO THE FRONT
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE

PROPERTY DESCRIPTION

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Ground Floor

A welcoming, spacious hallway with wood effect flooring, a cupboard for coats and shoes and an additional understairs cupboard providing plenty of storage space. The lounge is situated to the front of the property and fitted with carpet, there is a utility room off the hallway with plumbing for the washing machine and gives access to the ground floor wc which has a side aspect obscure glass window.

The kitchen/dining room is a lovely place to spend time with family and friends, with bi fold doors opening out on to the patio. The kitchen is fully fitted with a range of floor and wall units with contrasting worktops and integrated appliances. These include oven, hob, extractor hood, microwave oven, dish washer, fridge and freezer. There is plenty of space for a dining table and the present owner also has a sofa in this room.

First Floor

The landing gives access to all 3 double bedrooms, family bathroom as well as access to the loft which is boarded out. The master bedroom is situated at the front of the property and has built in fitted wardrobes, carpet to floor and door to ensuite. The ensuite is partially tiled with walk in shower and glass screen, hand basin and wc. The second bedroom is rear aspect with fitted wardrobes and carpet. The 3rd bedroom is also a double bedroom with fitted carpet. Part tiled family bathroom with white suite comprising of bath tub with shower over, hand basin and wc.

External

This family home is in a lovely cul de sac location and looks out over open land, there is a long driveway with parking for up to 3 cars and a front garden, mainly laid to lawn with flower and shrub borders. There is access to the rear garden which is mainly laid to lawn, with a patio area, garden shed and beautiful, fully stocked flower and shrub borders.

Auckley is a highly popular village location due to the sought after schools and 6th form college, as well as many local amenities and the award winning Yorkshire Wildlife Park on your doorstep. Access to both the city centre and the M18 motorway is easily reached and you are surrounded by lovely walks and a park within walking distance.

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ENTRANCE HALLWAY

LOUNGE

3.22m x 3.43m (10' 7" x 11' 3")

KITCHEN/FAMILY ROOM

3.42m x 5.58m (11' 3" x 18' 4")

UTILITY ROOM

1.19m x 2.38m (3' 11" x 7' 10")

WC

1.85m x 1.66m (6' 1" x 5' 5")

MASTER BEDROOM

4.18m x 3.98m (13' 9" x 13' 1")

ENSUITE

2.27m x 1.56m (7' 5" x 5' 1")

BEDROOM 2

3.09m x 3.49m (10' 2" x 11' 5")

BEDROOM 3

2.74m x 3.49m (9' 0" x 11' 5")

FAMILY BATHROOM

1.88m x 2.06m (6' 2" x 6' 9")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

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.

