

Anson Grove
Auckley
DN9 3QN
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Oak Tree Avenue, Doncaster

£249,950

3Keys Property are delighted to offer for sale this spacious Three-Bedroom Detached Family Home with extended living space, generous rear garden and sought-After Location Near Schools and Amenities.

This beautifully presented and generously proportioned three-bedroom detached home offers ideal family living in a highly desirable residential area of Auckley, Doncaster. Situated close to excellent local schools, 6th form college, shops, and transport links, the property has been thoughtfully extended and improved to create flexible and stylish living space, perfect for modern family life. Contact 3Keys Property today for details 01302 867888.

- 3 BEDROOM DETACHED FAMILY HOME
- EXTENDED TO THE REAR
- SEPARATE LOUNGE
- FAMILY ROOM WITH FRENCH DOORS ONTO GARDEN
- GROUND FLOOR WC AND SEPARATE HALLWAY
- WELL PRESENTED THROUGHOUT
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE
- LARGE KITCHEN / DINING ROOM
- 2 GENEROUS SIZED BEDROOMS AND A GOOD SIZE SINGLE
- LARGE REAR GARDEN WITH 2 PATIOS

PROPERTY DESCRIPTION

Spacious Three-Bedroom Detached Family Home | Extended Living Space | Generous Rear Garden | Sought-After Location Near Schools and Amenities.

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Accommodation Overview

Entrance Hall - A welcoming entrance area with laminate flooring and a built-in storage cupboard, offering a practical space for coats and shoes. A front-facing sealed unit door and central heating radiator complete the area, setting a neat and tidy tone from the outset.

Lounge - A bright and inviting lounge with a large front-facing window, allowing plenty of natural light. The room's generous proportions provide space for a range of seating arrangements, making it a relaxing family hub or an ideal spot for entertaining.

Open Plan Dining Kitchen - The heart of the home, this spacious dining kitchen is fitted with a range of modern wall and base units and attractive wooden worktops, combining functionality with style. Key benefits include: Integrated appliances: gas hob with extractor, electric oven, integrated dishwasher, and plumbing for a washing machine Practical layout: Ample space for a large dining table, ideal for family meals or hosting guests Convenient storage: Cupboard housing the gas central heating boiler Open plan design: Flows seamlessly into the family room, making it perfect for modern lifestyles.

Family Room - A standout feature of this home - the extended family room is a beautifully bright and versatile space, flooded with natural light from four skylights, a rear window, and French doors opening onto the garden. Whether used as a second sitting area, playroom, or home office, it's a superb addition that enhances everyday living.

Downstairs W.C. A useful cloakroom with WC and wash hand basin, complemented by splashback tiling, a chrome heated towel rail, and a side-facing window. An essential convenience for families or guests.

First Floor

Bedroom One - A spacious double bedroom with front-facing window and central heating radiator. Formerly benefitted from an en-suite (now removed), but existing plumbing remains, offering the potential to reinstate easily - a valuable opportunity for buyers seeking added functionality.

Bedroom Two - Another generously sized double bedroom with two rear-facing windows, ensuring a light and airy feel. Ideal as a guest room or for older children who need extra space.

Bedroom Three - A good-sized single bedroom, ideal for a child's room, nursery, or a home office.

Family Bathroom Well-appointed with a vanity unit with wash basin, WC, and panelled bath with mixer tap and shower attachment. Finished with stylish tiled flooring, partial wall tiling, and a heated towel rail, the bathroom is practical and modern. An obscure-glazed front window allows for light and privacy.

Outside Space

Front Garden - The front garden features a well-maintained open-plan lawn, giving the property an attractive frontage and a welcoming first impression.

Rear Garden A real highlight - the generous, fully enclosed rear garden offers fantastic space for outdoor living. Benefits include: Spacious lawned area, ideal for children or pets Two paved patio areas, perfect for summer dining, barbecues, or relaxing in the sun, A secure and private feel, making it a great place for families to enjoy time together.

Location Highlights

Auckley is a highly sought-after area of Doncaster, close to well-regarded local schools, making it ideal for families. Excellent access to shops, supermarkets, and local amenities, great transport links for commuting by road or public transport

Key Selling Points

Extended family room with skylights and French doors

Spacious open plan kitchen/diner - perfect for modern living

Three good-sized bedrooms, with en-suite potential

Two patio areas for flexible outdoor use

Driveway and garden front & rear



Walking distance to schools, shops & transport

This property offers an excellent balance of space, comfort, and potential. Whether you're upsizing or moving with family, this home has the versatility to suit a wide range of buyers. Early viewing is highly recommended to avoid disappointment. Contact 3Keys property 01302 867888.

HALLWAY

LOUNGE

3.72m x 4.65m (12' 2" x 15' 3")

KITCHEN/DINER

3.17m x 6.94m (10' 5" x 22' 9") MAXIMUM MEASUREMENT

WC

FAMILY ROOM

2.36m x 4.02m (7' 9" x 13' 2")

FIRST FLOOR LANDING

BEDROOM 1

3.68m x 4.36m (12' 1" x 14' 4")

BEDROOM 2

3.22m x 4.74m (10' 7" x 15' 7") MAXIMUM MEASUREMENT

BEDROOM 3

2.21m x 2.69m (7' 3" x 8' 10") 2.21m x 2.69m (7' 3" x 8' 10")

BATHROOM

2.43m x 2.53m (8' 0" x 8' 4") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band - C

EPC rating - C

Tenure - Freehold

Parking -

Garage -

Loft -

Boiler -

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

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, roads and any other items are approximate and not guaranteed to match the floor plan. Variations in interpretation of the floor plan for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agent and electronic plan team are not responsible and no guarantee as to their accuracy or efficiency can be given.
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