

Anson Grove
Auckley
DN9 3QN
01302 867888



Temple Gardens, Doncaster

£249,900

3Keys Property are delighted to offer for sale this immaculately presented 3 bedroom detached family home with garage and large driveway. Situated in a quiet cul de sac in Cantley, Doncaster, this property offers the perfect accommodation for the growing family. With 2 reception rooms, breakfasting kitchen, utility and ground floor wc, this family home ticks all the boxes. Contact 3Keys Property today to arrange a viewing 01302 867888.

- 3 BEDROOM DETACHED FAMILY HOME
- SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM
- UTILITY AND GROUND FLOOR WC
- GARAGE AND LARGE DRIVEWAY
- CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES

- IMMACULATE PRESENTATION THROUGHOUT
- FULLY FITTED KITCHEN WITH BREAKFASTING ROOM
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- WELL MAINTAINED GARDENS TO FRONT & REAR
- EASY ACCESS TO MOTORWAY NETWORK

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this immaculately presented 3 bedroom detached family home with garage and large driveway. Situated in a quiet cul de sac in Cantley, Doncaster, this property offers the perfect accommodation for the growing family.

Accommodation briefly comprises of an entrance hallway, ground floor wc, open plan lounge with front aspect large bow window and dining area with sliding doors onto patio, fully fitted kitchen with a range of floor and wall units with integrated oven, hob and extractor hood, rear aspect window overlooking the garden, tiled floor and open plan access to the breakfasting room. There is a utility area to the rear of the breakfasting room which leads to rear garden. The utility has plumbing for washing machine, power and lighting.

The first floor has a landing with side aspect window, master bedroom with front aspect window and fitted carpet to floor, a second double bedroom to the rear with fitted carpet, store cupboard and loft access and a further bedroom to the front with fitted carpet and built in cupboard over the stairs. The family bathroom is fully tiled with a white suite comprising bath tub with shower over, hand basin, wc, heated towel rail and tiled floor. There is a rear aspect obscure glass window and single pendant light fitting.

To the front of the property is an attractive, large patterned concrete driveway providing parking for up to 3 cars, an integral garage with up and over door, power and lighting. The garden has a grass lawn with pretty flower and shrub borders. There is gated access to the rear garden which is mainly laid to lawn with patio area and mature shrub borders.

Cantley is a popular location with many local amenities and sought after schools. There is easy access to the city centre by either car or local transport and Temple Gardens is in close proximity to the beautiful St Wilfrid's Church on Church Lane. The M18 motorway is easy to reach and connects with the M1, M62 and A1M making commuting a realistic option.

For further details on this property - please contact 3Keys Property 01302 867888.

ENTRANCE HALL

LOUNGE

3.59m x 4.14m (11' 9" x 13' 7")

DINING ROOM

2.76m x 3.26m (9' 1" x 10' 8")

KITCHEN

2.60m x 3.24m (8' 6" x 10' 8")

BREAKFASTING ROOM

2.48m x 2.66m (8' 2" x 8' 9")

UTILITY ROOM

1.12m x 2.76m (3' 8" x 9' 1")

WC

.82m x 1.47m (2' 8" x 4' 10")

LANDING

BEDROOM 1

3.06m x 4.00m (10' 0" x 13' 1")

BEDROOM 2

3.06m x 3.49m (10' 0" x 11' 5") MAXIMUM MEASUREMENT

BEDROOM 3

2.32m x 2.08m (7' 7" x 6' 10") CHANGING TO 1.30m x 3.08m (4' 3" x 10' 1")

BATHROOM

1.65m x 2.27m (5' 5" x 7' 5")

GARAGE WITH DRIVEWAY FOR 3 CARS

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – D

Tenure – Freehold

DISCLAIMER

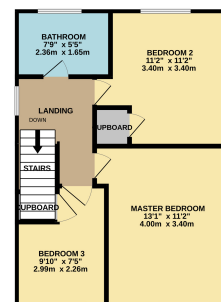
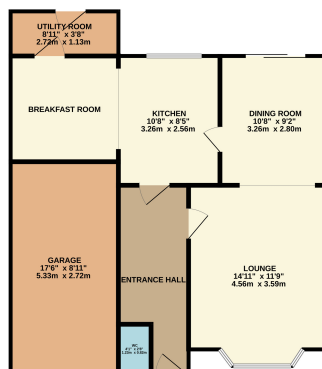
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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.

GROUND FLOOR
714 sq ft. (66.3 sq.m.) approx.

1ST FLOOR
427 sq ft. (39.7 sq.m.) approx.



7 TEMPLE GARDENS, DONCASTER DN4 6UJ

TOTAL FLOOR AREA: 1141 sq ft. (106.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by every prospective purchaser. The architect, surveyor and applicant shall have the best interest and no guarantee as to their respective accuracy can be given.
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