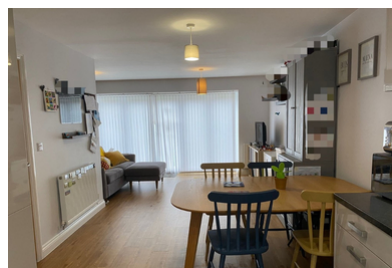


Anson Grove
Auckley
DN9 3QN
01302 867888



Hawk Drive, Doncaster

£207,000

3Keys Property are delighted to offer for sale this open plan, 3 bedroom semi detached property, situated in a quiet cul de sac on this popular new development in Blaxton, Doncaster. Offered in ready to move into condition with parking for 2 cars and south facing rear garden. Call 3Keys Property today for details 01302 867888.

- MODERN 3 BEDROOM SEMI DETACHED
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES AND FRIDGE/FREEZER
- GROUND FLOOR WC
- FAMILY BATHROOM WITH SHOWER OVER BATH
- ENERGY SAVING SOLAR POWERED WATER HEATING SYSTEM
- OFFERED IN READY TO MOVE INTO CONDITION
- OPEN PLAN KITCHEN/DINING/FAMILY AREA WITH BI FOLD DOORS
- PRINCIPAL BEDROOM WITH ENSUITE
- PARKING FOR 2 CARS AND ENCLOSED REAR GARDEN
- CLOSE TO LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this modern, open plan 3 bedroom semi detached property, situated in a quiet cul de sac on this popular new development in Blaxton, Doncaster. Offered in ready to move into condition with parking for 2 cars and south facing rear garden.

Accommodation comprises of entrance hallway, ground floor wc, fully fitted kitchen with open plan dining and family area with bi fold doors onto garden, principal bedroom with ensuite bathroom, family bathroom and 2 further bedrooms.

GROUND FLOOR

Entrance hallway with wood effect laminate flooring which runs throughout the ground floor accommodation, radiator, spot lighting, store cupboard and stairs to first floor - door leading to the kitchen.

Family living/dining area has large rear aspect bi fold doors which lead out onto the patio, 2 radiators and 3 single pendant light fittings.

The kitchen has a front aspect window and is fitted with a range of floor and wall units with contrasting worktops. plumbing for washing machine and integrated appliances which include dishwasher, fridge, freezer, oven, hob and extractor hood. The kitchen has spot lighting.

FIRST FLOOR

Landing is fitted with carpet and has a radiator, spot lighting and access to the loft which is boarded with ladder and lighting.

The principal bedroom is rear aspect with radiator, carpet to floor and single pendant light fitting. Door leading to the part tiled ensuite which has a large walk in shower, hand basin and wc. Rear aspect obscure glass window, heated towel rail, spot lighting and tiled floor.

Bedroom 2 is front aspect with radiator, carpet to floor and single pendant light fitting. Bedroom 3 is front aspect with radiator, carpet to floor and single pendant light fitting.

Family bathroom is part tiled with side aspect obscure glass window, white bathroom suite comprising of bath tub with shower over bath, hand basin with storage unit and wc. Floor is tiled, heated towel rail and spot lighting.

EXTERNAL

To the front of the property is a driveway offering 2 car parking spaces, there is access from the front to the rear garden which is fully enclosed and mainly laid to lawn with a patio area and garden shed. The property benefits from Energy efficient solar panels which heat the water.

This property is located close to local amenities and offers excellent access to the motorway network as well as local transport links. To view this property, contact 3Keys Property today 01302 867888.

ENTRANCE HALL

KITCHEN/DINING/FAMILY AREA

5.27m x 2.56m (17' 3" x 8' 5") CHANGING TO 3.15m x 7.75m (10' 4" x 25' 5")

WC

LANDING

PRINCIPAL BEDROOM

3.73m x 3.20m (12' 3" x 10' 6")

BEDROOM 2

3.26m x 2.35m (10' 8" x 7' 9")

BEDROOM 3

2.35m x 1.90m (7' 9" x 6' 3")

FAMILY BATHROOM

2.21m x 1.71m (7' 3" x 5' 7")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

Solar powered water heating system.

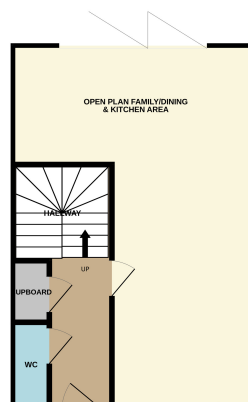
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information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

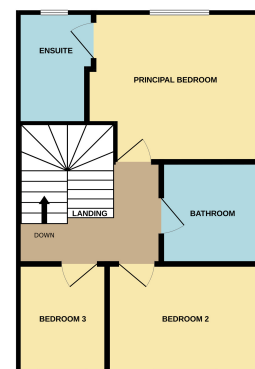
Offer Procedure

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans (excluding fees), measurements of areas, volumes, levels and any other facts are approximate and not responsible to them for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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