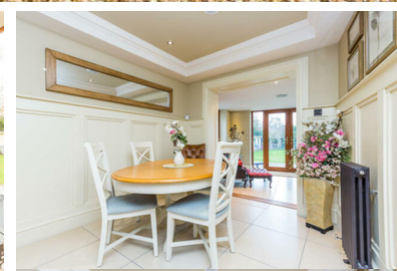
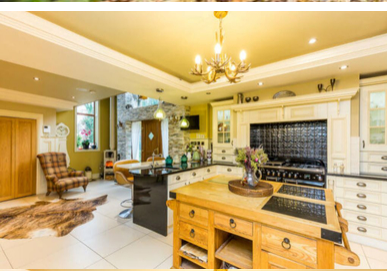


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Doncaster  
£635,000

3Keys Property are delighted to present this beautiful, refurbished, 5 bedroom detached family home, to the open sales market. Situated in the small village of Thorpe in Balne, Doncaster, this grand property sits proudly within its extensive grounds. Offering spacious accommodation throughout with 2 reception rooms, beautiful orangery overlooking the garden, open plan kitchen/breakfasting room and an additional room currently used as office/workspace/gym. In addition to the ground floor is a utility room, boot room, shower room and separate WC. The first floor has 5 double bedrooms, 2 with ensuites, 1 with dressing room and a family bathroom. With remote controlled access to the double garage and parking for several cars to the front, the property benefits from a number of outbuildings to the rear which include a summer house, greenhouse, shed and stores. There is a large rear garden with mature shrub borders, large patio terrace and decking area with overhead cover for alfresco dining and entertaining all year round. To view this incredible property, contact 3Keys Property 01302 867888.

- 5 DOUBLE BEDROOM DETACHED FAMILY HOME
- TRADITIONAL KITCHEN/BREAKFASTING ROOM WITH HIGH QUALITY FINISH
- UTILITY, WC, SHOWER ROOM AND BOOT ROOM TO GROUND FLOOR
- ENSUITE TO GUEST BEDROOM
- REMOTE CONTROLLED DOUBLE GARAGE WITH GRAVEL DRIVEWAY

- BEAUTIFULLY PRESENTED AND REFURBISHED THROUGHOUT
- 2 RECEPTION ROOMS WITH ORANGERY
- PRINCIPLE BEDROOM WITH DRESSING ROOM & ENSUITE BATHROOM
- SEVERAL OUTBUILDINGS AND LARGE WELL MAINTAINED GARDENS
- OUTDOOR ENTERTAINING AREA WITH OVERHEAD COVER.

## PROPERTY DESCRIPTION

3Keys Property are delighted to present this beautiful, refurbished, 5 double bedroom detached family home, to the open sales market. Situated in the small village of Thorpe in Balne, Doncaster, this grand property sits proudly within its extensive grounds. Offering spacious accommodation throughout with 2 reception rooms, beautiful orangery overlooking the garden, open plan kitchen/breakfasting room and a further room currently used as a workspace/office. In addition to the ground floor is a utility room, boot room, shower room and separate WC. The first floor has 5 double bedrooms, 2 with en-suites, 1 with dressing room and a family bathroom. With remote controlled access to the double garage and parking for several cars to the front, the property benefits from a number of outbuildings to the rear which include a summer house, greenhouse, shed and stores. There is a large rear garden with mature shrub borders, patio and large decked terrace with overhead cover for alfresco dining and entertaining all year round.

## GROUND FLOOR

Entrance porch with part glazed entrance door which gives access to the lounge which has exposed beams and timbers to ceiling, oak flooring, brick fireplace with inset cast iron stove, exposed brickwork, study area off with fitted office furniture including desk, drawers, cupboards, book shelving and glazed display cabinet.

Dining Room with flagstone floor, French doors giving access to the covered outdoor decking area to the rear.

The beautiful orangery has a tiled floor, roof lantern, 2 pairs of French doors with flanking glazed panels to the rear, LPG fire and ceiling speakers.

There is an additional reception room, most recently used as a play room but could be used as a large office/work place or gym for example with engineered oak flooring.

Kitchen and Breakfast Room has a front entrance with flanking glazed panels and gable apex over. A cast iron stove, part panelled walls, built in pantry with shelving, tiled floor, a wide range of traditional floor and wall cabinets including cupboards and drawers with granite worktops, 1½ bowl sink with mixer tap and spray attachment, further preparation sink, Rangemaster range with extractor hood over, integrated dishwasher and American style fridge freezer with surrounding wine rack, fitted breakfast bar, concealed lighting and fitted ceiling speakers.

Utility Room with fitted units including floor to ceiling cupboards, base units with contrasting worktops and wall units, sink with mixer tap, oak flooring, heated towel rail and built in cupboard with plumbing and venting for washing machine and tumble dryer.

WC with high level WC and hand basin, part panelled walls, tiled floor, extractor fan. Boot Room with wood effect tiled flooring, fitted seating, shelving and coat hanging space, part glazed rear door.

Cloakroom/Shower Room has a walk in shower, hand basin and WC, tiled floor and walls, shaver point, heated towel rail. Inner Hall gives access to the stairs rising to the first floor, built in storage cupboard.

## FIRST FLOOR

Landing with built in store cupboard, further steps up to secondary landing area with gallery over the entrance area which has an oak and glazed balustrade, built in cupboard.

Principle bedroom with French doors to the roof terrace (not railed), engineered oak flooring, exposed rafters.

Dressing Room - presently used as a gymnasium.

En-Suite Shower Room with walk in shower, wall hung hand basin and WC, tiled floor and travertine walls, heated towel rail.

Bedroom 2 with built in wardrobes and drawers, carpet to floor.

En-Suite Shower Room, corner shower cubicle, hand basin and low level WC, tiled floor and part tiled walls, heated towel rail.

Bedroom 3 with a range of fitted wardrobes, carpet to floor and concealed central heating boiler.

Bedroom 4 has fitted wardrobes and carpet to floor.

Bedroom 5 is presently used as a dressing room.

Bathroom with resin roll top bath with Victorian style chrome mixer shower attachment, WC and pedestal wash hand basin, tiled floor and part tiled walls, heated towel rail/radiator.

## EXTERNAL

There are remote controlled electric gates with an intercom giving access to a large gravel courtyard to the front of the property. Parking space for several cars and access to the large double garage with twin electrically operated doors to the front and a further up and over door to the rear. The biomass boiler is located in a workshop/storage area within the garage.

Large, well maintained, landscaped gardens to the rear providing lawns, a large paved terrace and a covered entertainment area with decking, fitted speakers, projector and pull down screen and hot tub which is available by separate negotiation.

There are a number of outbuildings which include a Summer House, Greenhouse, Garden Shed, 2 Stores, a Chicken Run and Pig Pen.

Planning has been passed for an extension over the garage to create

GROUND FLOOR  
2849 sq ft, (266.1 sq m.) approx.

1ST FLOOR  
1763 sq ft, (163.0 sq m.) approx.



TOTAL FLOOR AREA: 4612 sq ft, (426.9 sq m.) approx.  
What every attempt has been made to ensure the accuracy of the floorplan completed here, measurements of sites, windows, rooms and any other items are approximate and no responsibility is taken 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 here have been prepared and no guarantee as to their availability or delivery can be given.  
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