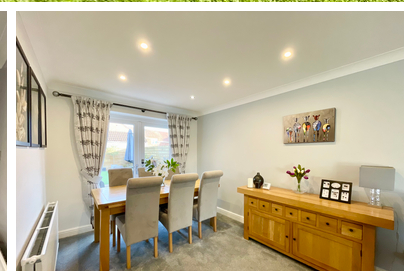
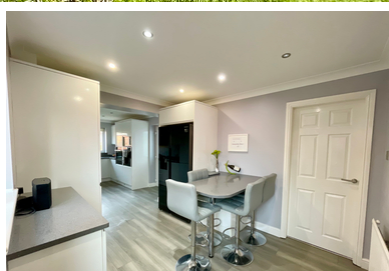


Anson Grove
Auckley
DN9 3QN
01302 867888



Spital Grove, Doncaster

£295,000

3Keys Property is delighted to present this beautifully presented, extended 4-bedroom detached family home to the open sales market. Located in a quiet cul-de-sac on the outskirts of Rossington, Doncaster, this property offers excellent value for money for the growing family with access to open countryside providing lovely walks. Featuring a stylish, spacious, fully fitted kitchen/breakfasting room with granite worktops, dining room with large French doors opening onto the garden, lounge with front aspect bow window, 3 double bedrooms, 1 single bedroom and a fully tiled, modern family bathroom with shower over bath. There is a detached garage and driveway with parking space for three cars. This home is offered in excellent condition throughout. For more details, please contact 3Keys Property 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- BEAUTIFUL FULLY FITTED STYLISH KITCHEN WITH INTEGRATED APPLIANCES & BREAKFAST BAR
- GROUND FLOOR WC AND SEPARATE HALLWAY
- LANDSCAPED GARDEN TO THE REAR WITH PATIO
- IDEALLY LOCATED FOR ACCESS TO LOCAL MOTORWAY NETWORK
- OFFERED IN IMMACULATE CONDITION THROUGHOUT
- MODERN FAMILY BATHROOM WITH SHOWER OVER BATH
- DETACHED GARAGE & DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS
- QUIET CUL DE SAC LOCATION ON THE OUTSKIRTS OF ROSSINGTON, DONCASTER
- POPULAR SCHOOLS AND AMENITIES WITHIN EASY REACH

PROPERTY DESCRIPTION

3Keys Property is delighted to present this beautifully presented, extended 4-bedroom detached family home to the open sales market. Located in a quiet cul-de-sac on the outskirts of Rossington, Doncaster, this property offers excellent value for money for the growing family with access to open countryside providing lovely walks. Featuring a stylish, spacious, fully fitted kitchen/breakfasting room with granite worktops, dining room with large French doors opening onto the garden, lounge with front aspect bow window, 3 double bedrooms, 1 single bedroom and a fully tiled, modern family bathroom with shower over bath. There is a detached garage and driveway with parking space for three cars. This home is offered in excellent condition throughout.

GROUND FLOOR

Entrance hall which gives access to lounge and stairs to first floor. There is wood effect laminate floor, spotlighting and radiator.

The lounge has a large front aspect bow window, gas fire with Portuguese limestone surround, floor is fitted with carpet, radiator and spot lighting.

The open plan dining room is off the lounge and has French doors onto the patio. Carpet fitted to floor, spot lighting and radiator.

The kitchen is fitted with a beautiful range of white floor and wall units with contrasting grey granite worktops and large breakfast bar. Integrated appliances include 2 ovens, 5 ring induction hob, extractor hood and dishwasher. There is space for a fridge/freezer and the free standing washing machine is plumbed in and hidden behind matching units. There is a rear aspect window, one side aspect window and 2 rear access doors, one which leads onto the garden and the other one to the driveway. The floor is wood effect laminate and there is spot lights and radiator.

Ground floor wc with hand basin and unit, wood effect laminate floor and single pendant light fitting.

FIRST FLOOR

Landing with carpet fitted to floor, spot lighting, radiator and side access window. The landing gives access to all 4 bedrooms and the family bathroom.

Bedroom 1 is front aspect with a range of fitted wardrobes, carpet fitted to floor, radiator and spot lighting. Bedroom 2 is a double with rear aspect window, fitted wardrobes, carpet fitted to floor, radiator and single pendant light fitting. Bedroom 3 is also a double with rear aspect window, fitted wardrobe, carpet fitted to floor, radiator and single pendant light fitting. The 4th bedroom is front aspect with wardrobe over bulkhead, carpet to floor, radiator and single pendant light fitting.

The fully tiled family bathroom has been recently refurbished with a white suite with bath tub and shower over, glass shower screen, hand basin and wc. There is a side aspect obscure glass window, heated towel rail, spotlighting and tiled floor.

EXTERNAL

To the front of the property is a driveway with paved border and grass lawn. The driveway provides 3 car parking spaces and there is access to the property from the front and the side. The detached garage has an up and over door with power and lighting, storage and pedestrian door. A side access gate gives access to the rear garden which has an artificial lawn with a patio area and raised planter with flowers and mature shrubs. There is access down both sides of the property.

Situated in a quiet cul de sac on the outskirts of Rossington, Doncaster. The property is located well for local amenities and schools. Also offering easy access to the motorway network, the city centre and local transport links. To view this stunning family home, contact 3Keys Property on 01302 867888.

ENTRANCE HALLWAY



LOUNGE

4.50m x 4.35m (14' 9" x 14' 3") Max measurement

DINING ROOM

2.71m x 3.40m (8' 11" x 11' 2")

KITCHEN/BREAKFASTING ROOM

2.76m x 7.27m (9' 1" x 23' 10")

LANDING

BEDROOM 1

3.13m x 3.99m (10' 3" x 13' 1")

BEDROOM 2

2.59m x 3.63m (8' 6" x 11' 11")

BEDROOM 3

2.76m x 3.48m (9' 1" x 11' 5") min measurement

BEDROOM 4

2.25m x 2.3m (7' 5" x 7' 7") includes bulkhead to floor space

BATHROOM

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: C

COUNCIL TAX BAND: C

LOFT - With single pendant light fitting and boarded. - No fixed ladder

HEATING - Gas central heating with conventional boiler installed in 2017 - serviced annually.

GARAGE - Detached with power, lighting, storage and pedestrian door.

PARKING - Driveway for 3 cars.

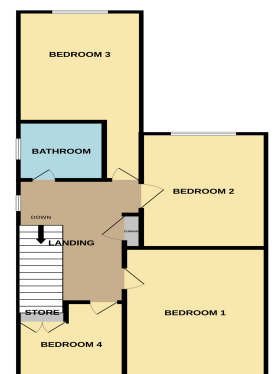
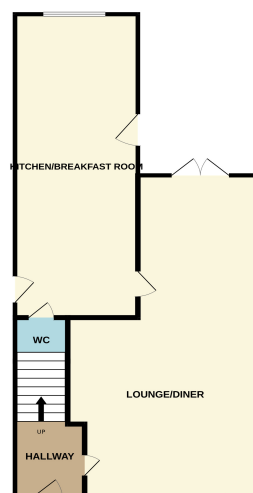
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions should still only refer to the measurements and not be relied upon as such for any prospective purchaser. The services, appliances and fixtures shown here are not intended and no guarantee as to their operability or efficiency can be given.
Made with Metre2CAD