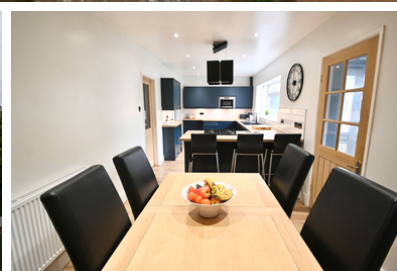


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Sandhill Rise, Doncaster

£343,000

3Keys Property are delighted to offer this extended 4 bedroom detached family home, nestled in the heart of Auckley village, Doncaster, to the open sales market. Extended to the ground floor providing ample living space as well as gym/office area, utility, workshop and sun room. This property is situated close to local schools and 6th form college making this an ideal choice for a growing family. Contact 3Keys Property today for details 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION AREAS
- EXTENDED TO THE GROUND FLOOR TO THE SIDE AND REAR
- MODERN FAMILY BATHROOM WITH WALK IN SHOWER AND BATH TUB
- GARAGE/GYM AND WORKSHOP AREA
- AUCKLEY VILLAGE LOCATION
- NEW FITTED KITCHEN IN DEC 2022 WITH INTEGRATED APPLIANCES
- UTILITY AND GROUND FLOOR WC
- PRIVATE REAR GARDEN WITH ACCESS TO THE FIELD AND RIVER TORNE
- EASY ACCESS TO MOTORWAY NETWORK

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer this extended 4 bedroom detached family home, nestled in the heart of Auckley village, Doncaster, to the open sales market. Extended to the ground floor providing ample living space as well as gym/office area, utility, workshop and family sun room. The rear garden is private with lovely views and the property benefits from a garage and spacious block paved driveway. This property is situated close to local schools and 6th form college making this an ideal choice for a growing family.

## GROUND FLOOR ACCOMMODATION

A spacious hallway giving access to the lounge, sitting room, kitchen/dining room, wc and stairs to the first floor. There is a wood effect laminate floor, radiator and single pendant light fitting. All the ground floor internal doors have been replaced with stylish oak veneer doors. The lounge has a front aspect bow window, carpet to floor, radiator and single pendant light fitting. The front aspect sitting room is currently used as a treatment room but could be used as a playroom, office etc depending on your requirements. The flooring is wood effect laminate and there is a radiator and single pendant light fitting to this room. Ground floor wc has been recently modernised and has part tiled walls with a tiled floor, wc, hand basin with storage unit underneath and led spot lighting.

The newly fitted Howden kitchen has a range of navy matt finish floor and wall units with contrasting worktops. There is a breakfast bar with seating area and white tiled splashbacks. A full range of integrated appliances which include gas hob with extractor fan, oven, microwave oven, dishwasher and fridge. The flooring is wood effect laminate and there is led lighting to the worktops and plinths and spot lights. There is a storage area and side access door which leads to the garage. There is also a rear access door to the sun room.

The sun room is part of the ground floor extension and has a side door to the rear garden, large window to the rear overlooking the garden, laminate wood effect flooring and single pendant light fitting.

The integral garage has an up and over door for vehicle access as well as a front aspect pedestrian door. The garage also has power and lighting and gives access to the gym/office, utility and rear garden. The utility has a side aspect window, plumbing for washing machine and dryer, base units, single pendant light fitting and vinyl flooring. The gym/office has power and lighting and there is an additional store are to the rear.

## FIRST FLOOR ACCOMMODATION

A light and spacious landing with side access window, leads to all bedrooms and family bathroom. The landing has carpet to the floor, single pendant light fitting and access to the loft.

The front aspect master bedroom has fitted carpet to floor, single pendant light fitting and radiator. The second bedroom to the rear has fitted carpet, radiator and single pendant light fitting. Bedroom 3 is also a double bedroom and has wood effect laminate flooring, front aspect window, radiator and single pendant light fitting. The 4th bedroom is a good size single bedroom with rear aspect window, carpet to floor, radiator and single pendant light fitting.

The family bathroom is part tiled and has a white suite comprising bath tub, walk in shower, hand basin, wc and heated towel rail. There is a rear aspect obscure glass window with spot lighting and vinyl floor covering.

## EXTERNAL

The property benefits from a large block paved driveway with an additional gravelled area and provides parking for up to 3 cars. There is a grass lawn and shrub borders with a boundary wall to the front. The rear garden has a concrete patio area and is mainly laid to lawn with shrub borders and boundary fence with access gate to field, perfect for a young family or dog owners.

## ENTRANCE HALL

## LOUNGE

3.40m x 4.31m (11' 2" x 14' 2")

## DINING ROOM/STUDY

2.77m x 2.12m (9' 1" x 6' 11")

## KITCHEN/DINING AREA

7.71m x 2.68m (25' 4" x 8' 10")

## WC

## FAMILY ROOM

3.67m x 2.34m (12' 0" x 7' 8")

## UTILITY ROOM

1.47m x 3.80m (4' 10" x 12' 6")

## GYM/OFFICE

2.40m x 3.81m (7' 10" x 12' 6")

## WORKSHOP

0m x 0m (0' 0" x 0' 0")

## LANDING

## MASTER BEDROOM

3.72m x 3.48m (12' 2" x 11' 5")

## BEDROOM 2

2.90m x 3.58m (9' 6" x 11' 9")

## BEDROOM 3

3.96m x 2.13m (13' 0" x 7' 0")

## BEDROOM 4

2.36m x 2.67m (7' 9" x 8' 9")

## BATHROOM

2.31m x 2.93m (7' 7" x 9' 7")

## GARAGE

3.30m x 5.00m (10' 10" x 16' 5")

## ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – TBC

Tenure – Freehold

## DISCLAIMER

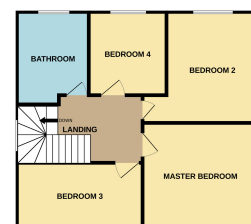
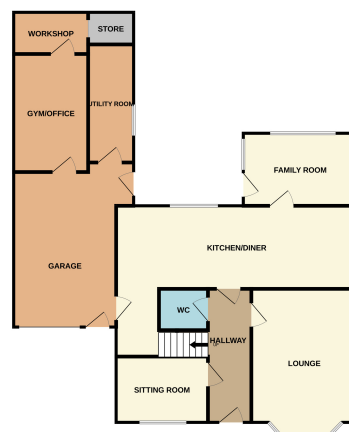
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 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 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  
1085 sq ft (100.8 sq m) approx.

1ST FLOOR  
584 sq ft (54.3 sq m) approx.



TOTAL FLOOR AREA: 1669 sq ft (155.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, discrepancies between measurements of doors, windows, stairs and any other items 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 to prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee is given as to their condition, or efficiency (as far as applicable).  
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