

## Stretton Close, Doncaster

£215,000

3Keys Property are pleased to present to the open sales market, this 3 bedroom detached family home in Cantley, Doncaster. Situated in a quiet cul de sac, this property offers the perfect accommodation and is decorated throughout with new flooring. Briefly comprising of: entrance hall, lounge/diner, kitchen, conservatory, 3 bedrooms and family bathroom. The property benefits from an enclosed rear garden, driveway for 3 cars and detached garage. The property is sold with NO ONWARD CHAIN and viewings are available via the agent 01302 867888.

- 3 BEDROOM DETACHED FAMILY HOME
- OFFERED WITH NO ONWARD CHAIN AND VACANT POSSESSION
- LOUNGE / DINING ROOM WITH CONSERVATORY
- RECENTLY DECORATED THROUGHOUT WITH NEW FLOORING AND CARPETS.
- DETACHED GARAGE AND PARKING FOR 3 CARS
- WELL PRESENTED THROUGHOUT WITH NEW COMBI BOILER
- QUIET CUL DE SAC LOCATION IN CANTLEY, DONCASTER
- FITTED KITCHEN WITH DOOR TO REAR GARDEN
- FAMILY BATHROOM WITH SHOWER OVER BATH
- GARDENS TO THE FRONT AND REAR

## PROPERTY DESCRIPTION

3Keys Property are pleased to present to the open sales market, this 3 bedroom detached family home in Cantley, Doncaster. Situated in a quiet cul de sac, this property offers the perfect accommodation with front and rear gardens and detached garage. Recently decorated throughout with new vinyl flooring, carpets and combi boiler.

Accommodation comprises of an entrance hall offering access to the open plan lounge and stairs to the first floor. There is a newly laid carpet throughout the ground floor with exception to the kitchen and conservatory which benefits from a newly laid vinyl floor covering. There is a store cupboard which houses the brand new combi boiler.

The lounge has a front aspect bow feature window, radiator and single pendant light fitting. The open plan layout leads to a dining room with French doors into the conservatory. The room is finished with a single pendant light fitting, central heating radiator and door to kitchen. The fitted kitchen has a range of floor and wall units with space for appliances and plumbing for washing machine. There is a side aspect window and rear access door to the garden. The kitchen is finished with vinyl flooring, single pendant light fitting and radiator.

The conservatory is floor to ceiling glass panels with French doors on to the garden. Vinyl floor covering and single pendant fan light.

## FIRST FLOOR

The first floor has a landing with side aspect window and offers access to all bedrooms and the family bathroom. Finished with carpet and single pendant light fitting.

Bedroom 1 with front aspect window, new fitted carpet to floor, single pendant light fitting and central heating radiator. Bedroom 2 is a second double bedroom with rear aspect window, finished with newly fitted carpet, single pendant light fitting, store cupboard and central heating radiator. A final single bedroom to the front, finished with newly fitted carpet, single pendant light fitting and central heating radiator.

The family bathroom is mostly tiled with a white suite comprising bath tub with overhead shower, hand basin, wc, heated towel rail and vinyl floor covering. There is a rear aspect obscure glass window and single pendant light fitting.

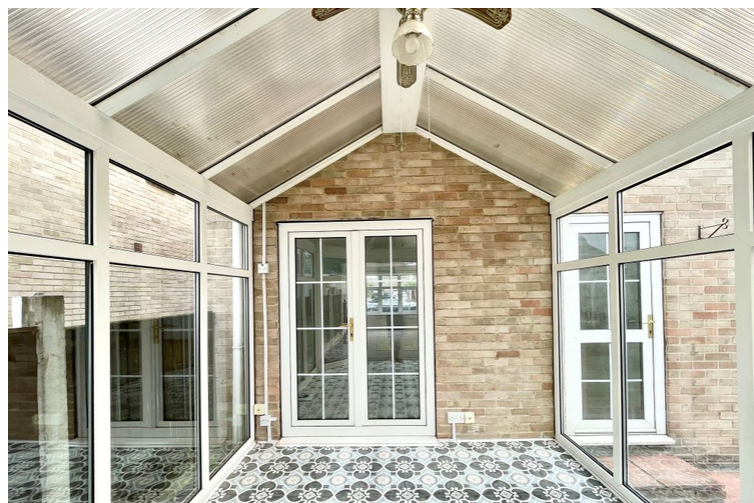
## EXTERNAL

To the front of the property is a driveway providing parking for 3 cars, a detached garage with up and over door to the front and side access pedestrian door, power and lighting. The front garden has a grass lawn with shrub borders. There is gated access to the rear garden which is mainly laid to lawn with patio area.

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. There are plentiful walks around the area and access to a wooded area allowing easy access to the neighbouring village of Branton. 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

3.57m x 4.71m (11' 9" x 15' 5")

## DINING ROOM

2.30m x 3.25m (7' 7" x 10' 8")

## KITCHEN/BREAKFASTING ROOM

2.16m x 3.24m (7' 1" x 10' 8")

## CONSERVATORY

## BEDROOM 1

2.62m x 4.42m (8' 7" x 14' 6")

## BEDROOM 2

2.63m x 3.56m (8' 8" x 11' 8")

## BEDROOM 3

1.82m x 2.96m (6' 0" x 9' 9")

## BATHROOM

1.82m x 1.94m (6' 0" x 6' 4")

## ADDITIONAL INFORMATION

TENURE: FREEHOLD

EPC: D

COUNCIL TAX BAND: B

## 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



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Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, height and area given herein are approximate and are not intended to constitute any part of the contract. The plan is for illustrative purposes only and should not be used as a guide to any prospective purchaser. The actual layout and appearance of the property may vary from that shown and no guarantee is given as to their accuracy or otherwise. See also the EPC.