

Anson Grove
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Linkswood Avenue, Doncaster

£259,950

3Keys Property are delighted to offer for sale this beautifully presented and extended four-bedroom semi-detached property in the highly desirable area of Wheatley, Doncaster. Offering spacious accommodation set over three floors, this stunning family home features a modern kitchen, open plan living spaces, a luxurious principal suite with ensuite, generous parking, and a secure, low-maintenance garden. This perfect family home benefits from a security alarm system, EPC rating C, and a prime location close to well-regarded schools, Doncaster Royal Infirmary, the city centre, and motorway links — ideal for families and professionals alike. Contact 3Keys property for details 01302 867888.

- 3/4 BEDROOM SEMI DETACHED PROPERTY
- PRINCIPAL BEDROOM WITH ENSUITE
- BEAUTIFUL FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING BATHROOM WITH BATH TUB & WALKIN SHOWER
- LANDSCAPED REAR GARDEN WITH PATIO AND DECKING AREA
- IMMACULATLY PRESENTED THROUGHOUT
- LARGE OPEN PLAN LOUNGE AND REAR ASPECT DINING ROOM
- 3 DOUBLE BEDROOMS & 1 SINGLE BEDROOM - CURRENTLY USED AS AN OFFICE
- UTILITY & GROUND FLOOR W/C
- DETACHED GARAGE & DRIVEWAY PROVIDING PARKING FOR UP TO 4 CARS

PROPERTY DESCRIPTION

Keys Property are delighted to offer for sale this beautifully presented and extended four-bedroom semi-detached property in the highly desirable area of Wheatley, Doncaster. Offering spacious accommodation set over three floors, this stunning family home features a modern kitchen, open plan living spaces, a luxurious principal suite with ensuite, generous parking, and a secure, low-maintenance garden. This perfect family home benefits from a security alarm system, EPC rating C, and a prime location close to well-regarded schools, Doncaster Royal Infirmary, the city centre, and motorway links - ideal for families and professionals alike.

Ground Floor - The welcoming entrance hallway is fitted with carpet flooring, a radiator, single pendant light fitting, and a staircase leading to the first floor. There is also a useful under-stairs storage cupboard.

The lounge is a bright and inviting space with a large front-aspect window allowing natural light to fill the room. The room is fitted with carpet flooring, a radiator, single pendant light fitting, and features a striking decorative fireplace as the focal point.

The open plan dining room has carpet flooring, a radiator, single pendant light fitting, and French doors opening onto the rear decking area, creating a seamless transition between indoor and outdoor living - ideal for entertaining or family gatherings.

The kitchen is modern and well-equipped, fitted with a range of cream shaker-style wall and base units with contrasting black worktops. Integrated appliances include an oven, hob, grill, extractor fan, and dishwasher. The room has tiled flooring throughout, spot lighting, and a side-aspect window allowing plenty of light.

The utility room features matching fitted units, tiled flooring, and a side-aspect door providing access to the rear garden. It includes plumbing for a washing machine, space for a freestanding fridge freezer, and a radiator.

A ground floor WC is fitted with a hand basin and heated towel rail, tiled flooring, and spot lighting.

The Worcester Bosch boiler was installed in 2021 and is connected to Hive thermostatic smart controls.

First Floor - The first-floor landing is carpeted, with a single pendant light fitting, radiator, and a side-aspect window providing natural light.

Bedroom Two is a spacious double bedroom with a front-aspect window, fitted wardrobes along one wall, carpet flooring, radiator, and single pendant light fitting.

Bedroom Three is another generous double with a rear-aspect window, carpet flooring, radiator, and single pendant light fitting.

Bedroom Four is a versatile single room currently used as a home office. It includes a front-aspect window, carpet flooring, radiator, single pendant light fitting, and access to the staircase leading to the second floor.

The family bathroom is beautifully designed with full wall and floor tiling, spot lighting, and a rear-aspect frosted window. It features a freestanding bathtub, a large walk-in shower, hand basin, WC, and a heated towel rail, creating a luxurious modern space for relaxation.

Second Floor - The principal bedroom is a spacious and tranquil retreat with a rear-aspect window, carpet flooring, radiator, single pendant light fitting, and ample eaves storage. The ensuite shower room is fitted with a walk-in shower, hand basin, WC, heated towel rail, and tiled flooring with part-tiled walls. A rear-aspect obscure glass window provides natural light, and spot lighting enhances the contemporary finish.

External - To the front of the property is a large driveway providing off-street parking for up to four cars, leading to a detached garage. The driveway is laid with hardcore and ready for a new owner to design their own finish. The rear garden is fully enclosed with fenced boundaries and a gated side entrance for added security. The garden is mainly laid to lawn with a raised decking area accessed from the dining room and a further patio area at the rear - ideal for outdoor dining and entertaining. The garden is designed for low maintenance and year-round enjoyment. Location Situated in the sought-after area of Wheatley, Doncaster, this property offers convenient access to Doncaster city centre, train station, Doncaster Royal Infirmary, and major road networks including the A630, M18, and A1(M). The nearby Wheatley Hall Road retail park provides a wide range of shops, cafés, and restaurants. Local schools are within walking distance, making this the ideal home for families seeking a blend of comfort, convenience, and community. To arrange a viewing, contact 3Keys Property today on 01302 867888 or visit www.3keysproperty.co.uk

ENTRANCE HALL

LOUNGE/DINER

3.78m x 7.63m (12' 5" x 25' 0") MAXIMUM MEASUREMENT

KITCHEN

2.68m x 3.02m (8' 10" x 9' 11")

UTILITY ROOM

1.70m x 1.87m (5' 7" x 6' 2")

WC

0.81m x 1.70m (2' 8" x 5' 7")

FIRST FLOOR

LANDING

BEDROOM 2

3.58m x 3.93m (11' 9" x 12' 11")

BEDROOM 3

3.59m x 3.71m (11' 9" x 12' 2")

BEDROOM 4

2.19m x 2.41m (7' 2" x 7' 11")

BATHROOM

2.07m x 2.12m (6' 9" x 6' 11") MAXIMUM MEASUREMENT

SECOND FLOOR

HALLWAY

BEDROOM 1

4.59m x 4.93m (15' 1" x 16' 2") MAXIMUM MEASUREMENT

ENSUITE

1.27m x 2.70m (4' 2" x 8' 10")

GARAGE

2.90m x 4.80m (9' 6" x 15' 9")

ADDITIONAL INFORMATION

Council Tax Band – B
EPC rating – C
Tenure – FREEHOLD
Parking - 4 PARKING SPACES ON DRIVEWAY AND DETACHED GARAGE
Boiler - COMBI BOILER - INSTALLED IN 2021 WITH HIVE THERMASTATIC CONTROL

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 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.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchasers. The services, fixtures and appliances shown here are shown listed and no guarantee as to their operability or efficiency can be given.
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