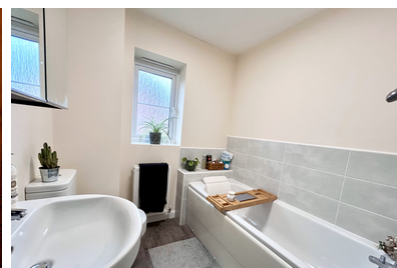


Anson Grove
Auckley
DN9 3QN
01302 867888



Melrose Mews, Doncaster

£289,000

3Keys Property are delighted to present to the open sales market this 3 bedroom detached property in Auckley, Doncaster. Situated on a popular development and offering an enviable position, this modern home briefly comprises of: entrance hallway, lounge, kitchen / diner, ground floor W/C, principle bedroom with ensuite, 2 further bedrooms, family bathroom, detached garage and low maintenance rear garden with undercover seating area. Within walking distance of local schools, 6th form college and local amenities, this property must be viewed.

- **3 BEDROOM DETACHED FAMILY HOME**
- **ENVIABLE POSITION**
- **LOW MAINTENANCE REAR GARDEN**
- **POPULAR AUCKLEY DEVELOPMENT**
- **CLOSE TO LOCAL AMENITIES**
- **KITCHEN / DINER WITH FRENCH DOORS ONTO THE GARDEN**
- **MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE**
- **DETACHED GARAGE & PARKING FOR 3 CARS**
- **WALKING DISTANCE TO HIGHLY SOUGHT AFTER SCHOOLS AND 6th FORM COLLAGE**
- **MUST BE VIEWED**

PROPERTY DESCRIPTION

This 3 bedroom detached property is situated at the end of a private road on a popular development, with open aspect views to the front and side of the property. An enviable location on a spacious plot, this property must be viewed to be appreciated.

Access to the property and into the entrance hallway, offering access to the lounge, kitchen / diner, ground floor W/C and stairs to the first floor accommodation. There is a spacious storage cupboard, plumbing for a washing machine under the stairs and finished with carpet, single pendant light fittings and central heating radiator. A spacious lounge with front and side aspect windows take advantage of the views, finished with carpet, single pendant light fittings and central heating radiators. A fully fitted kitchen / diner with integrated appliances to include fridge, freezer, dishwasher, ovens, gas hob and extractor hood offers a mix of wall and base units; a side bay window with patio doors lead to the low maintenance and sociable garden; 2 front facing windows and finished with Amtico flooring, 2 single pendant light fittings and central heating radiators. To complete the downstairs, there is a W/C with hand basin, single pendant light fitting, central heating radiator and Amtico flooring.

To the first floor, there are 3 bedrooms, ensuite and family bathroom. The spacious principle bedroom benefits from front and side aspect windows, fitted wardrobes and finished with carpet, single pendant light fitting and central heating radiator. The principle bedroom benefits from an ensuite with walk in shower, hand basin and W/C, front aspect obscure glass window, Amtico flooring, central heating radiator and single pendant light fitting. A further double bedroom with fitted wardrobes and storage cupboard benefits from front and side aspect windows, finished with carpet, single pendant light fitting and central heating radiator. Finally, the single bedroom, currently used as a study, with side aspect window, finished with carpet, central heating radiator and single pendant light fitting. A family bathroom with bathtub and overhead shower, hand basin, W/C, side aspect obscure glass window, Amtico flooring, central heating radiator and single pendant light fitting, completes the internal accommodation.

Externally, this property benefits from being located at the end of a private road and is on a really large plot. There is access to the rear of the property via the front of the property through a secure gate. The rear garden is landscaped with an attractive patio area and artificial lawn with raised bed borders. This is a very sociable garden with a timber built gazebo offering an outdoor kitchen area and seating area. The garage is to the rear of the property and has an up and over door, power and lighting. The property benefits from a spacious driveway and additional parking for several vehicles.

Situated close to motorway access and sought after schools, this property is the perfect choice for the growing family and those commuting outside of Doncaster. To view this ready to move into condition home, contact 3Keys Property today 01302 867888.

LOUNGE

3.09m x 4.96m (10' 2" x 16' 3")

KITCHEN/DINER

3.56m x 4.96m (11' 8" x 16' 3") REDUCING TO 2.72m x 4.96m (8' 11" x 16' 3")

WC

1.87m x .90m (6' 2" x 2' 11")

MASTER BEDROOM

4.10m x 2.95m (13' 5" x 9' 8")

EN SUITE

1.30m x 2.20m (4' 3" x 7' 3") MAXIMUM MEASUREMENT

BEDROOM 2

3.20m x 2.64m (10' 6" x 8' 8") NOT INTO WARDROBES

BEDROOM 3

2.07m x 2.21m (6' 9" x 7' 3")

FAMILY BATHROOM

1.93m x 1.90m (6' 4" x 6' 3")

ADDITIONAL ENQUIRIES

Council Tax Band – C

EPC rating – C

Tenure – Freehold

DISCLAIMER

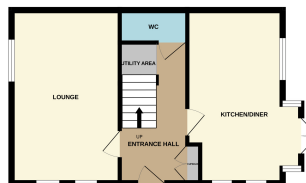
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of items, 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 be used as such by any prospective purchaser. The ground, surface and topographic features have not been represented or guaranteed to this plan. We hereby disclaim any liability.
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