

Anson Grove
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Willow Lane, Doncaster

£259,500

3Keys Property is delighted to present for sale this beautiful, extended 4-bedroom semi detached property, located on a large corner plot in a quiet cul-de-sac in Old Rossington Village, Doncaster. This property features a spacious fully fitted kitchen/dining room, family room extension with large French doors opening onto the garden, double aspect lounge, 3 double bedrooms, 1 single bedroom and a refurbished family bathroom. There is a detached garage and gravel driveway with parking space for three cars. This home is an excellent opportunity for a growing family and is offered in excellent condition throughout. For more details, please contact 3Keys Property at 01302 867888.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS & 1 SINGLE BEDROOM
- REFURBISHED BATHROOM WITH SHOWER OVER BATH
- DETACHED GARAGE AND PARKING FOR 3 CARS
- OLD ROSSINGTON VILLAGE, DONCASTER
- IMMACULATELY PRESENTED THROUGHOUT
- DOUBLE STOREY EXTENSION WITH FURTHER GROUND FLOOR EXTENSION TO THE REAR
- FAMILY ROOM WITH FRENCH DOORS ONTO GARDEN
- LARGE CORNER PLOT WITH LAID TO LAWN GARDEN & PATIO
- EASY ACCESS TO MOTORWAY NETWORK & CITY CENTRE

PROPERTY DESCRIPTION

3Keys Property is delighted to present for sale this beautiful, extended, 4-bedroom semi detached property, located on a large corner plot in a quiet cul-de-sac in Old Rossington Village, Doncaster. This property features a spacious fully fitted kitchen/dining room with integrated appliances, family room rear extension with large French doors opening onto the garden, double aspect lounge, ground floor wc, 3 double bedrooms and 1 single bedroom. The family bathroom has been recently refurbished with shower over bath. There is a detached garage with power and lighting and gravel driveway with parking space for three cars. This home is an excellent opportunity for a growing family and is offered in excellent condition throughout.

GROUND FLOOR

Entrance hall which gives access to lounge and stairs to first floor. There is carpet to the floor, single pendant light fitting and radiator.

The lounge has a large front aspect window and French doors leading to the kitchen/dining room. Floor is fitted with carpet, radiator and single pendant light fitting.

The kitchen is fitted with a beautiful range of cream floor and wall units with contrasting Corian worktops. Integrated appliances include oven, 5 ring gas hob, extractor hood, fridge, freezer, dishwasher and washing machine. There are 2 rear aspect windows, tiled floor, 3 single pendant light fittings, dining space and radiator.

The open plan family room is off the dining room and has French doors onto the patio. Carpet fitted to floor, single pendant light fitting and radiator.

Ground floor wc with hand basin, tiled floor and single pendant light fitting.

FIRST FLOOR

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

Bedroom 1 is rear aspect with carpet fitted to floor, radiator and single pendant light fitting. Bedroom 2 is a double with front aspect window, wood effect laminate floor, radiator and single pendant light fitting. Bedroom 3 is also a double with front and rear aspect windows, wood effect laminate flooring, radiator and single pendant light fitting. The 4th bedroom is front aspect with 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 rear aspect obscure glass window and tiled floor.

EXTERNAL

To the front of the property is a gravel driveway with paved border. 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. A side access gate gives access to the large south facing rear garden which is mainly laid to lawn with a large patio and mature shrubs.

The property is situated in a quiet cul de sac on this popular development in the village of Old 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 HALL

LOUNGE

4.34m x 4.05m (14' 3" x 13' 3")

KITCHEN/DINING ROOM

3.23m x 8.70m (10' 7" x 28' 7")

FAMILY ROOM

3.18m x 2.70m (10' 5" x 8' 10")

GROUND FLOOR WC

1.53m x 1.02m (5' 0" x 3' 4")

BEDROOM 1

3.11m x 3.32m (10' 2" x 10' 11")

BEDROOM 2

3.10m x 3.36m (10' 2" x 11' 0")

BEDROOM 3

3.23m x 3.02m (10' 7" x 9' 11")

BEDROOM 4

2.11m x 2.18m (6' 11" x 7' 2")

BATHROOM

2.08m x 1.63m (6' 10" x 5' 4")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: B

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

HEATING - Gas central heating with combi boiler installed in 2021 - serviced annually.

GARAGE - Detached with power and lighting

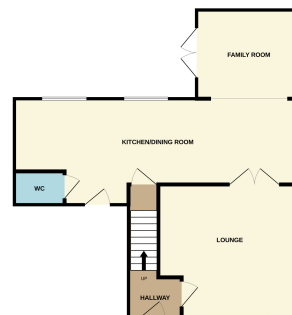
PARKING - Driveway for 3 cars.

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 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 plots, 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 not be used as such by any prospective purchaser. The original, signed and stamped floor plan has been deposited for guidance only to the Local Authority. Made with Metaphor 02/24

