

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Sherwood Close, Doncaster

**£215,000**

3Keys Property are delighted to present this beautifully presented three-bedroom home in the highly sought-after village of Auckley, offering modern family living, a stylish kitchen/diner, ensuite to the principal bedroom, parking for two cars and a private, landscaped rear garden. Situated close to highly sought after schools. For more details, contact 3Keys Property 01302 867888.

- 3 BEDROOM FAMILY HOME
- SPACIOUS FRONT ASPECT LOUNGE
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- FAMILY BATHROOM
- DRIVEWAY FOR 2 CARS

- PRESENTED IMMACULATELY THROUGHOUT
- MODERN KITCHEN/DINING ROOM WITH FRENCH DOORS
- GROUND FLOOR WC
- LANDSCAPED REAR GARDEN NOT OVERLOOKED
- SITUATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS AND EASY ACCESS TO MOTORWAY NETWORKS



PROPERTY DESCRIPTION

Attractive 3 Bedroom Mid-Terrace Home with Ensuite, Parking for Two Cars & Landscaped Rear Garden.

3Keys Property are delighted to present this beautifully maintained three-bedroom mid-terrace home, positioned within a popular and well-established development in Auckley, Doncaster, DN9. Offering a separate lounge, a modern fully fitted kitchen/ diner, a ground floor WC, a principal bedroom with ensuite, two further bedrooms and a stylish family bathroom, this property provides comfortable and contemporary living. With parking for two cars, a secure and landscaped rear garden that is not overlooked, and excellent access to local amenities, schools and commuter routes, this is an ideal home for families, professionals and first-time buyers.

The property is entered through a welcoming hallway with carpet to the floor, a radiator and a pendant light fitting, providing access to both the lounge and the ground floor WC.

The WC is fitted with a hand basin and toilet, with vinyl flooring, a radiator and pendant lighting.

The lounge is a light and inviting room with a front-facing window, carpeted flooring, a useful storage cupboard, radiator and pendant light fitting. A door leads through to an inner hallway, which has carpeted flooring, a further pendant light fitting and provides access to the kitchen/ diner and stairs to the first floor.

The stylish kitchen/ diner is fitted with contemporary white high-gloss wall and base units with contrasting worktops. Integrated appliances include an oven with gas hob and extractor hood above, a dishwasher, fridge, freezer and plumbing for a washing machine. French doors open directly onto the rear garden, allowing plenty of natural light into the space. The kitchen/ dining area offers room for a dining table, with vinyl flooring, a radiator and pendant lighting.

To the first floor, the landing has carpeted flooring, a pendant light fitting, a useful storage cupboard and access to all three bedrooms and the family bathroom. There is loft access via a fitted ladder, with the loft benefiting from boarding, lighting and power.

The principal bedroom overlooks the rear of the property and features fitted wardrobes, carpeted flooring, a radiator and pendant lighting. The ensuite shower room is part tiled and includes a walk-in shower, wash basin, WC, heated towel rail and vinyl flooring.

Bedroom two is a good-sized double room with a front-facing window, carpet, radiator and pendant lighting. Bedroom three is also well proportioned for a third bedroom and includes a front-aspect window, carpeted flooring, radiator and pendant light fitting.

The family bathroom is part tiled and fitted with a white suite comprising a bathtub, wash basin and WC. The room includes vinyl flooring, a heated towel rail and a pendant light fitting.

Externally, the property offers a well-maintained and secure rear garden, mainly laid to lawn with a patio area ideal for outdoor seating or dining. The garden includes shrub borders and a gated pathway providing access to the front of the property. To the front, there is a driveway offering parking for two vehicles. The property benefits from a security alarm.

This desirable development benefits from excellent connectivity, with easy access to the M18 motorway and Doncaster City Centre via the Great Yorkshire Way. Auckley is home to a selection of reputable schools- several within walking distance- and offers a good range of local amenities along with attractive green spaces and walking routes, giving the area a pleasant semi-rural feel. To arrange a viewing or request further details, please contact 3Keys Property today on 01302 867888.

ENTRANCE HALL

WC

0.98m x 1.58m (3' 3" x 5' 2")



LOUNGE

3.65m x 4.58m (12' 0" x 15' 0") MAXIMUM MEASUREMENT

KITCHEN/ DINER

3.30m x 4.72m (10' 10" x 15' 6") MAXIMUM MEASUREMENT

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

3.22m x 3.26m (10' 7" x 10' 8") MAXIMUM MEASUREMENT

ENSUITE

1.39m x 2.11m (4' 7" x 6' 11")

BEDROOM 2

2.46m x 3.89m (8' 1" x 12' 9") MAXIMUM MEASUREMENT

BEDROOM 3

2.17m x 2.28m (7' 1" x 7' 6") MAXIMUM MEASUREMENT

BATHROOM

1.81m x 2.08m (5' 11" x 6' 10")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

Tenure – Freehold

Parking – Driveway for 2 cars

Boiler - Combi boiler

Loft - Fixed ladder with light and boarding

Property disclaimer

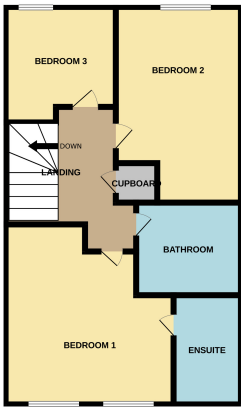
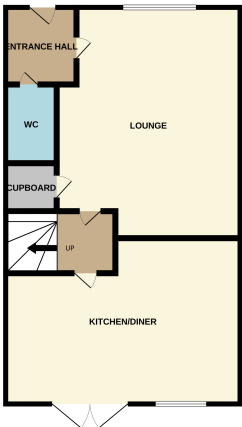
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Offer Procedure

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  
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with prospective purchase. The location, layout and specific details have been checked and are guaranteed as to their operability & efficiency can be given.  
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