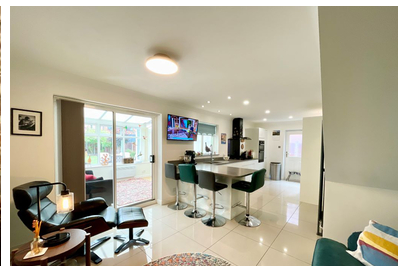


Anson Grove
Auckley
DN9 3QN
01302 867888



Mulberry Way, Doncaster

£339,950

3Keys Property are delighted to offer this beautiful 4 BEDROOM DETACHED family home to the open sales market. Tucked away in this quiet development in Armthorpe, Doncaster, overlooking a farmers field, this property is offered in immaculate condition inside and out with parking for 4 cars and garage. With 4 bedrooms, 2 reception rooms, spacious kitchen/dining room, ground floor wc, 2 bathrooms and beautifully landscaped gardens, this property easily satisfies the living accommodation required for a larger family. To view this stunning home, contact 3Keys Property today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- FULLY FITTED KITCHEN/DINING ROOM
- LARGE CONSERVATORY WITH FRENCH DOORS ONTO REAR GARDEN
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM & FITTED WARDROBES
- GARAGE WITH DRIVEWAY FOR 4 CARS

- HIGHLY SOUGHT AFTER DEVELOPMENT IN ARMTHORPE
- MODERN, FULLY TILED BATHROOM WITH BATH TUB & SHOWER OVER
- GROUND FLOOR WC AND UTILITY AREA IN GARAGE
- BEAUTIFULLY MANICURED REAR GARDEN
- ENVIOUS PLOT OVERLOOKING FARMERS FIELD

PROPERTY DESCRIPTION

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GROUND FLOOR

Entrance porch/hallway with front aspect bay window and cupboard, hallway which gives access to kitchen/diner, lounge, integral garage, downstairs WC and stairs leading up to the first floor accommodation. 3 Single pendant light fittings, vinyl floor covering, carpet to the stairs and 2 central heating radiators.

The heart of the home is the fully fitted kitchen/dining room with a beautiful range of white gloss floor and wall units with contrasting grey worktops and a large breakfast bar, integrated appliances including fridge, freezer, double oven, microwave oven, 5 burner gas hob, extractor fan, dishwasher and 1 1/2 sink with mixer tap. Large patio doors lead into the spacious conservatory/garden room, making it a great area for entertaining friends and family. The dining area has space for a dining table but our vendors use it as a area to relax with a sofa and chair. Rear aspect window, spot lighting in the kitchen, tiled flooring, side access door to garden and tall designer radiator.

A spacious formal lounge with a large front aspect bay window with a lovely unobstructed view. Carpet to the floor, large stone feature fireplace, single pendant light fitting and central heating radiator.

A large, well maintained conservatory providing space for relaxation and dining with doors onto rear garden patio. A gorgeous place to sit whilst admiring the beautiful garden. 1 GCH radiator, 2 electric radiators, wood effect laminate flooring and fan light fitting.

W/C is fully tiled with hand basin and unit underneath, single pendant light fitting, side access window and chrome heated towel rail.

FIRST FLOOR

A spacious landing with side aspect window, the landing offers access to the bedrooms and family bathroom. There is a large double airing cupboard, a further storage cupboard, access to the loft which has power and lighting and is part boarded, carpet to the floor, single pendant light fitting and central heating radiator.

Front facing principal bedroom with ensuite bathroom. 3 front aspect windows, fitted wardrobes to 2 walls, carpet to the floor, single pendant light fitting and central heating radiator.

The part tiled ensuite offers a walk in shower, hand basin and W/C. Obscure glass front aspect window, spot lighting and heated towel rail. Vinyl floor covering.

Bedroom 2 is a front facing double bedroom with fitted wardrobe 3 windows, carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 3 is a rear aspect bedroom with fitted wardrobes and shelving, carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 4 is a rear aspect bedroom, carpet to the floor, single pendant light fitting and central heating radiator.

A fully tiled family bathroom with bath tub with shower over, hand basin and fitted unit with drawers underneath and WC. Obscure side aspect glass window, wood effect vinyl flooring, spot lighting and heated towel rail.

EXTERNAL

To the front of this property is a well maintained garden mainly laid to lawn with a large driveway giving access to the integral garage. There is parking for 4 cars. The rear garden is beautifully landscaped and fully enclosed with a spacious tiled patio, grass lawn, flower and shrubs in raised wood planters and mature shrub borders. There is access to the front of the property via a secure gate, storage down one side of the property and a garden shed.

The garage has an up and over door with power and lighting. There is plumbing for the washing machine and the current vendors also house the dryer in this space.

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LOUNGE

3.33m x 4.83m (10' 11" x 15' 10") NOT INTO BAY WINDOW



ENTRANCE PORCH

HALLWAY

GROUND FLOOR WC

.86m x 1.37m (2' 10" x 4' 6")

GARDEN ROOM WITH DINING AREA

2.67m x 6.69m (8' 9" x 21' 11") CHANGING TO 2.95m x 4.38m (9' 8" x 14' 4") L SHAPED ROOM

KITCHEN/BREAKFASTING ROOM

2.90m x 7.23m (9' 6" x 23' 9") EXTENDING TO 3.88m x 7.23m (12' 9" x 23' 9")

PRINCIPAL BEDROOM

3.77m x 4.94m (12' 4" x 16' 2")

ENSUITE

1.59m x 2.39m (5' 3" x 7' 10")

BEDROOM 2

3.04m x 3.60m (10' 0" x 11' 10") EXTENDING TO 3.40m x 3.60m (11' 2" x 11' 10")

BEDROOM 3

2.04m x 3.82m (6' 8" x 12' 6")

BEDROOM 4

1.94m x 3.40m (6' 4" x 11' 2")

FAMILY BATHROOM

1.59m x 2.39m (5' 3" x 7' 10")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – D

Tenure – Freehold

Boiler - Combination boiler installed approx. 2020

Loft - Part boarded, lighting and power.

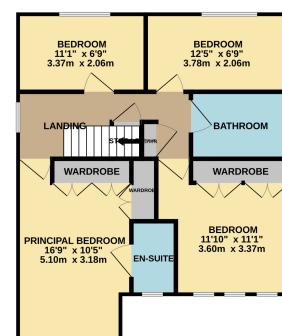
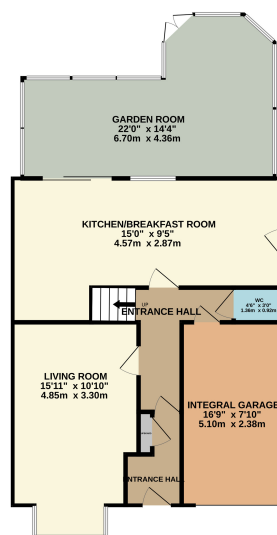
Garage - Integral with up and over door and internal access door. Plumbing for washing machine and dryer.

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.

GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of sites, buildings, 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 for any prospective purchase. The prices, features and specifications shown here have been prepared on the guarantee as to their availability, delivery and the goods.
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