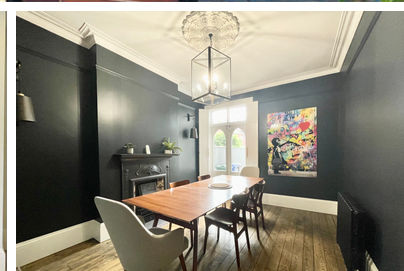
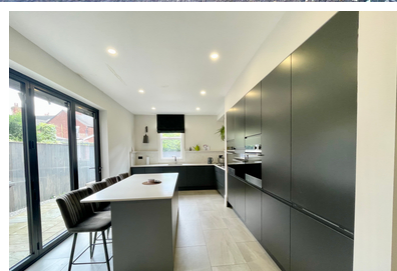
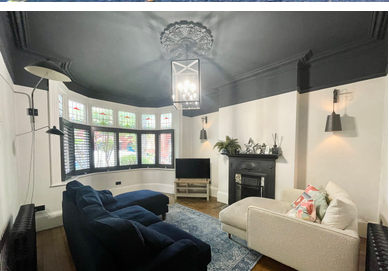


Anson Grove
Auckley
DN9 3QN
01302 867888



Lawn Avenue, Doncaster

£310,000

3Keys Property are delighted to offer this stunning period 5 bedroom end terrace family home to the open sales market. Situated near Town Fields, Doncaster, this property is in immaculate condition with many original features maintained throughout. To the rear of the property is a patio area providing plenty of outdoor space for socialising, relaxing and alfresco dining. Viewings are a must and the property is offered with no onward chain. Contact 3Keys Property for details 01302 867888.

- 5 BEDROOM END TERRACE TOWN HOUSE
- OFFERED WITH NO ONWARD CHAIN
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES AND QUARTZ WORKTOPS
- STUNNING BATHROOM WITH STAND ALONE BATH TUB AND WALK IN SHOWER
- LOCATED CLOSE TO LOCAL AMENITIES AND OPEN RECREATIONAL SPACE

- OUTSTANDING PRESENTATION THROUGHOUT
- MANY ORIGINAL FEATURES REMAIN
- 2 LARGE RECEPTION ROOMS
- REAR GARDEN WITH PATIO AND OUTSIDE WC
- EASY ACCESS TO M18, M1 & A1 MOTORWAYS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this stunning period 5 bedroom end terrace family home, situated in Town Fields, Doncaster. This property is in immaculate condition with many original features maintained throughout. With lounge, dining room, open plan kitchen and dining area, 4 double bedrooms, 1 single bedroom, luxury bathroom with standalone bath tub and large walk in shower and 2 further WC's, one internal and one external. To the rear of the property is a smart patio area providing plenty of out door space for socialising, relaxing and alfresco dining.

Ground floor

On entrance to this exceptional family home, you are greeted by a grand hallway with original tiled floor, high ceilings and period features which continue throughout this outstanding property, traditional cast iron radiator and single pendant light fitting. The stairs leading to the first floor are wood with a fitted stair runner adding to the style of this beautiful home. There is a formal lounge with a front aspect bay window flooding the room with light and white shutters which provide privacy, original wood flooring, cast iron fireplace and single pendant light fitting with 2 further wall lights. The dining room has rear aspect French doors leading onto the patio area, cast iron feature fireplace, pendant light fitting, cast iron radiator and original wood flooring.

The light contemporary kitchen benefits from bi folding doors onto the outdoor patio area as well as a window overlooking the garden making it a great space for family life and entertaining. Fully fitted with grey wall and base units and contrasting white Quartz worksurfaces, a central island with units and dining area, The kitchen has all the modern features you would expect, 2 integrated ovens plus a microwave oven, hob, fridge/freezer, washing machine and 1 1/2 sink with mixer tap. There is generous Quartz upstands, tiled flooring and a mix of led spotlighting and pendant light fittings. There is access to a cellar from the kitchen area which has electrics and provides extra storage. Subject to planning this could be easily converted into a den/snug area. Access from the kitchen to the south facing rear garden with patio area and outdoor WC. There is also access to the front of the property.

FIRST FLOOR

The grand staircase leads to the first floor accommodation again with high ceilings and period features. The split level landing has fitted carpet and single pendant light fitting. The high specification family bathroom really has the wow factor. With a beautiful suite comprising a free standing matt stainless steel bath tub, spacious walk-in shower with glass screen, high level wc, hand basin with leg stand, tiled floor, large obscure glass window, storage cupboard, led downlighting and contemporary heated towel radiator.

The master bedroom is really spacious with plenty of room for bedroom furniture, there is a front aspect bay window with bespoke shutters, original wood floor, cast iron radiator and pendant light fitting. There are 2 further bedrooms on this floor, a double bedroom with rear aspect window, cast iron feature fireplace and original wood floor and a single bedroom with side aspect window, wood flooring, single pendant light fitting and cast iron radiator. This room is currently used as a walk in wardrobe. There is a separate WC to this floor with hand basin and side aspect obscure glass window.

SECOND FLOOR

The staircase leads up to the second floor and has a galleried landing overlooking the staircase and hallway below, a wonderful touch to this impressive conversion.

There are 2 double bedrooms, one to the rear with a skylight, wood flooring, single pendant light fitting, spot lighting and cast iron radiator. The front bedroom has a dormer window which provides ample daylight, wood floor, single pendant light fitting as well as spotlighting and cast iron radiator. To the landing is a substantially large storage area.

EXTERNAL

The property has kerb appeal on this popular road and does not fail to impress from the outside. The garden is stocked with shrubs and trees and there is side access gate to the rear of the property. To the rear is a private, large patio area with access to both the kitchen and dining room and an external WC. Situated close to Doncaster City centre and a short walk to Doncaster Railway Station. You can travel by train to London in as little as 1 1/2 hours and there are great rail networks to Leeds, Manchester and beyond. The location of this property offers easy access to local transport links and motorway networks (M18/A1). The property is also a short walk from the Town Fields Recreational Park, Doncaster Racecourse and Doncaster Royal Infirmary is nearby. This property is not to be missed, contact 3Keys Property to book your viewing 01302 867888

HALLWAY

SITTING ROOM

3.79m x 5.04m (12' 5" x 16' 6") INTO THE BAY WINDOW

DINING ROOM

3.32m x 4.38m (10' 11" x 14' 4")

KITCHEN/BREAKFASTING ROOM

3.39m x 6.62m (11' 1" x 21' 9") MAXIMUM MEASUREMENT

1ST FLOOR LANDING

MASTER BEDROOM

5.13m x 4.02m (16' 10" x 13' 2") NOT INCLUDING BAY WINDOW

BEDROOM 2

3.31m x 4.38m (10' 10" x 14' 4")

WC

BATHROOM

3.12m x 3.15m (10' 3" x 10' 4")

BEDROOM 5

2.43m x 1.97m (8' 0" x 6' 6")

2ND FLOOR LANDING

BEDROOM 3



8 LAWN AVENUE, DONCASTER

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, 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 original, accurate and up-to-date floor plan has not been inspected nor guaranteed by the seller. We hereby disclaim any liability. Mark-Van Megen ©2022

