

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Fernbank Close, Doncaster

£332,995

3Keys Property are excited to offer this well presented, 4 bedroom detached family home to the open sales market with **NO ONWARD CHAIN**. Situated in a highly sought after development in Blaxton, Doncaster this property benefits from being tucked away in a quiet, desirable cul de sac with a large sweeping block paved driveway. Having been extended to provide a large 4th bedroom the property has also had the garage converted into a snug/office and a utility room making this an ideal choice for families. To view this property, contact 3Keys Property today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- FULLY FITTED KITCHEN/BREAKFASTING ROOM WITH APPLIANCES
- SEPARATE DINING ROOM
- PRINCIPLE BEDROOM WITH ENSUITE BATHROOM

- EXTENDED AND CONVERTED
- DOUBLE ASPECT LOUNGE WITH FRENCH DOORS
- GROUND FLOOR WC AND UTILITY
- OFFICE/PLAYROOM/SNUG
- LARGE DRIVEWAY FOR 4 CARS AND LOW MAINTENANCE GARDENS

## PROPERTY DESCRIPTION

3Keys Property are excited to offer this well presented, 4 bedroom detached family home to the open sales market with NO ONWARD CHAIN. Situated in a highly sought after development in Blaxton, Doncaster this property benefits from being tucked away in a quiet, desirable cul de sac with a large sweeping block paved driveway. Having been extended to provide a large 4th bedroom the property has also had the garage converted into a snug/office and a utility room making this an ideal choice for families. Accommodation comprises of entrance hall, double aspect lounge with box window and French doors onto garden, fully fitted kitchen/breakfasting room, dining room, snug/playroom/office, utility room with sink unit, wc, spacious landing with rear aspect window, principle bedroom with en suite, 3 further bedrooms and family bathroom with shower over bath. To the front of the property is an open plan garden with grass lawn with mature shrubs and a large sweeping block paved driveway, providing parking for 4 cars. There is access to the rear of the property from both sides. The rear garden has a grass lawn, block paved patio area, decorative stone, a range of mature shrubs and a garden shed which will remain.

Blaxton is a small village with local amenities which include the beautiful Walkers Nurseries and grounds, 2 popular local pubs which serve food and within easy reach of a local convenience store and post office. The property has easy access to the motorway via the Great Yorkshire Way and supported with local transport links.

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## GROUND FLOOR

Spacious entrance hall with tiled floor, radiator, single pendant light fitting and gives access to the lounge, dining room, wc and stairs to the first floor accommodation.

The lounge is double aspect with a large bay window to the front and French doors to the rear. The lounge is fitted with carpet and has a radiator and 2 single pendant light fittings.

The dining room has a front aspect window with tiled floor, radiator and single pendant light fitting. There is access into the kitchen.

A fully fitted kitchen/breakfasting room has a range of floor and wall units with contrasting worktops and tiled splash backs, integrated oven, hob, plumbing for dishwasher, under stair store cupboard, tiled floor, radiator, single pendant light fitting rear aspect window and door to rear garden.

Snug/office has a front aspect window, tiled floor, radiator and single pendant light fitting. There is access to the utility room which has 2 rear aspect windows, floor and wall units with worktop, sink unit and tiled splashbacks and plumbing for washing machine.

## FIRST FLOOR

Landing with rear aspect window, carpet to floor, radiator, single pendant light fitting and loft access. The landing gives access to all 4 bedrooms and the family bathroom.

Principle bedroom with front aspect window, carpet to floor, single pendant light fitting and radiator. Part tiled en-suite bathroom with front aspect obscure glass window, walk in shower, hand basin, wc, tiled floor, single pendant light fitting and radiator.

Bedroom 2 with front and rear aspect window, carpet to floor, single pendant light fitting and radiator.

Bedroom 3 with front aspect window, carpet to floor, single pendant light fitting, store cupboard and radiator.

Bedroom 4 is currently being used as an office with rear aspect window, carpet to floor, single pendant light fitting and radiator.

Family Bathroom with suite comprising, bath tub with shower over, hand basin, wc, radiator, single pendant light fitting, tiled floor and part tiled walls.

## EXTERNAL

To the front of the property is a large block paved driveway with space for 4 cars. The open plan garden has a grass lawn, mature shrubs and offers access to the rear via a gate on both sides. The rear garden is mainly laid to lawn with block paved patio, decorative stone, mature shrubs and garden shed which will remain.

The property is protected by a security system and cctv.

## ENTRANCE HALL

## LOUNGE

3.46m x 4.94m (11' 4" x 16' 2") Not including bay.

## DINING ROOM

2.46m x 3.91m (8' 1" x 12' 10")

## SNUG/OFFICE

2.55m x 3.26m (8' 4" x 10' 8")

## KITCHEN/BREAKFASTING ROOM

2.34m x 4.96m (7' 8" x 16' 3")

## UTILITY

1.51m x 2.56m (4' 11" x 8' 5")

## WC

## LANDING

## PRINCIPLE BEDROOM

3.49m x 3.14m (11' 5" x 10' 4") Changing to .83m x 4.53m (2' 9" x 14' 10")

## EN SUITE

2.53m x 1.54m (8' 4" x 5' 1")

## BEDROOM 2

2.49m x 4.93m (8' 2" x 16' 2")

## BEDROOM 3

2.25m x 3.91m (7' 5" x 12' 10")

## BEDROOM 4

1.68m x 2.99m (5' 6" x 9' 10")

## FAMILY BATHROOM

1.70m x 2.43m (5' 7" x 8' 0")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

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 floorplan content, 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 illustrative purposes only and should be used as a guide by every prospective purchaser. The vendor, agents and solicitor shall not be held responsible for any errors or omissions. Measurements are for guidance only and should not be relied upon for any purpose other than that intended. © 2024

