

Anson Grove
Auckley
DN9 3QN
01302 867888



Insall Way, Doncaster
£390,000

3Keys Property are excited to offer for sale this beautifully presented 5 double bedroom detached family home. Situated on this popular Auckley development overlooking an open green, this property has everything for the growing family with 5 spacious bedrooms, 3 bathrooms and well balanced living accommodation. The rear garden provides space for entertaining family and friends as well as a secure place for children and pets to play. In close proximity to highly sought after schools and easy access to the motorway network. We highly recommend viewing this property to truly appreciate this fabulous home and what it has to offer. Contact 3Keys Property for more details. 01302 867888.

- 5 DOUBLE BEDROOM DETACHED FAMILY HOME
- SEPARATE LOUNGE
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM & FITTED WARDROBES
- OPEN GREEN TO FRONT OFFERING A SAFE PLAY AREA FOR CHILDREN
- DETACHED GARAGE, ELECTRIC CAR CHARGING POINT & DRIVEWAY FOR 3 CARS
- SPACIOUS KITCHEN/DINING ROOM WITH FRENCH DOORS ONTO THE GARDEN
- STUDY AND GROUND FLOOR WC
- 2 FURTHER FAMILY BATHROOMS
- SECURE REAR GARDEN WITH PATIO
- IDEAL LOCATION FOR ACCESS TO LOCAL SCHOOLS AND MOTORWAY NETWORK

PROPERTY DESCRIPTION

3Keys Property are excited to offer for sale this beautifully presented 5 double bedroom detached family home. Situated on this popular Auckland development overlooking an open green, this property has everything for the growing family with 5 spacious bedrooms, 3 bathrooms, and well balanced living accommodation. The rear garden provides space for entertaining family and friends as well as a safe place for children and pets to play. We highly recommend viewing this property to truly appreciate this fabulous home and what it has to offer.

Accommodation comprises of a welcoming entrance hallway, lounge, snug/study, kitchen/dining room, ground floor wc, principal bedroom with fitted wardrobes and ensuite, 4 further double bedrooms and 2 family bathrooms. The rear garden provides space for entertaining family and friends as well as a safe place for children and pets to play and a detached garage with driveway for up to 3 cars and an electric car charging point. This plot benefits from an open plan side garden which has mature shrub borders and is laid with decorative stone. We highly recommend viewing this property to truly appreciate this fabulous home and what it has to offer.

GROUND FLOOR

ENTRANCE HALLWAY A spacious hallway with tiled floor, spot lighting, radiator, store cupboard and access to 2 reception rooms, kitchen and downstairs WC. Stairs leading to 1st floor.

KITCHEN/DINER A light, spacious, open plan kitchen and dining area with rear aspect window and rear aspect French doors leading onto a rear patio. The kitchen is fitted with a range of modern floor and wall units with stylish worktops, the kitchen benefits from a range of integrated appliance's including oven, hob with extractor hood, fridge, freezer, washing machine and dishwasher. LED down lighting, radiator and tiled floor.

SNUG/STUDY Front aspect window, single pendant light fitting, radiator and carpet to floor.

LOUNGE Front aspect window, single pendant light fitting, radiator and carpet to floor.

GROUND FLOOR WC - WC, Hand basin, extractor fan, spot lighting, radiator and part tiled walls and tiles to floor.

1ST FLOOR

1ST FLOOR LANDING Front aspect window, 2 single pendant light fittings, radiator and carpet to floor.

PRINCIPAL BEDROOM Front aspect window, fitted wardrobes, single pendant light fitting, radiator and carpet to floor.

ENSUITE Rear aspect obscure glass window, walk in double shower with glass screen, hand basin and vanity unit, wc, fully tiled walls, radiator, LED down lighting and tiles to floor.

BEDROOM 2 Double bedroom with rear aspect window, fitted wardrobes, single pendant light fitting, radiator and carpet to floor.

BEDROOM 3 further double bedroom with front aspect window, single pendant light fitting, radiator and carpet to floor.

FAMILY BATHROOM White bathroom suite comprising of a bath tub with hand held shower, hand basin, wc, fully tiled walls, rear aspect obscure glass window, LED down lighting, radiator and tiles to floor.

2ND FLOOR LANDING Access to 2 further bedrooms and bathroom, single pendant light fitting, and carpet to floor.

BEDROOM 4. Front aspect dormer window, rear aspect Velux skylight, fitted wardrobes, single pendant light fitting, radiator and carpet to floor.

BEDROOM 5. Front aspect dormer window, rear aspect sky light, single pendant light fitting, fitted wardrobes, radiator and carpet to floor.

2ND FAMILY BATHROOM White bathroom suite comprising walk in shower, hand basin, wc, rear aspect window, radiator, part tiled walls and tiles to floor, LED down lighting.

EXTERNAL This property is as beautiful on the outside as it is inside. Front garden has decorative stone with shrubs and a paved pathway leads to the front door and borders the property to the front and rear. The driveway leads to a detached garage with up and over door, power and lighting. The driveway gives access to the rear garden via a secure wooden gate and there is an electric charging point. The garden has a mix of decorative stone and patio providing space for alfresco dining. The borders are full of mature shrubs, there is an attractive wooden gazebo and a grass lawn. The garden is fully enclosed. To the side of the property is an open plan garden which belongs to this plot - the garden has shrub border and laid with decorative stone.

Auckland village offers an idyllic place to live having a semi rural feel but within close distance to local amenities and motorway access. The village is close to highly sought after schools and 6th form college and excellent local transport links. The village has a community centre, parks and a number of woodland areas to explore, not to mention the world famous Yorkshire Wildlife Park on its doorstep. To view this property, contact 3Keys Property today 01302 867888.

HALLWAY

LOUNGE

3.73m x 4.09m (12' 3" x 13' 5")

KITCHEN/DINING ROOM

3.09m x 7.82m (10' 2" x 25' 8") MAXIMUM MEASUREMENT

SNUG/STUDY

1.95m x 2.73m (6' 5" x 8' 11")



WC

1.03m x 1.95m (3' 5" x 6' 5")

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

2.93m x 5.26m (9' 7" x 17' 3")

ENSUITE

1.72m x 2.83m (5' 8" x 9' 3")

BEDROOM 2

2.60m x 3.77m (8' 6" x 12' 4")

BEDROOM 3

2.60m x 3.35m (8' 6" x 11' 0")

BATHROOM 1

1.67m x 2.17m (5' 6" x 7' 1")

SECOND FLOOR LANDING

BEDROOM 4

3.73m x 4.73m (12' 3" x 15' 6")

BEDROOM 5

2.97m x 4.73m (9' 9" x 15' 6")

BATHROOM 2

1.49m x 2.13m (4' 11" x 7' 0")

ADDITIONAL INFORMATION

Council Tax Band – F
EPC rating – B
Tenure – Freehold
Loft - Boarded, no ladder
Boiler - Original conventional boiler serviced annually.
Security - Alarm system - serviced annually.

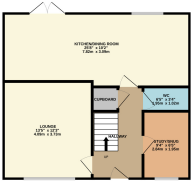
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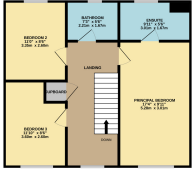
Offer Procedure

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

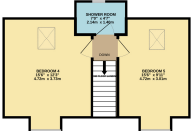
GROUND FLOOR
580 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
551 sq.ft. (50.9 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 15140 sq.ft. (143.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the brochure contained here, measurements of plots, sections, rooms and any other particular provided and is responsible to ensure for any error, omission or misstatement, the seller and the agent accept no responsibility for any error, omission or misstatement. The various systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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