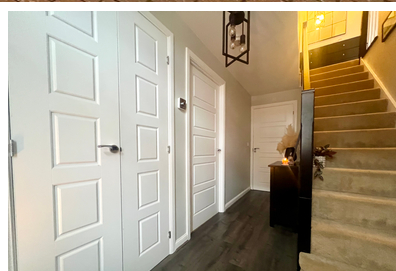
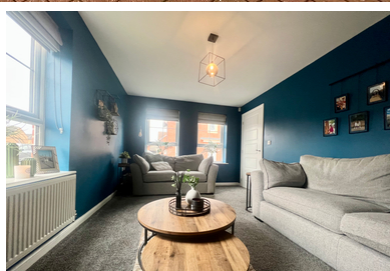
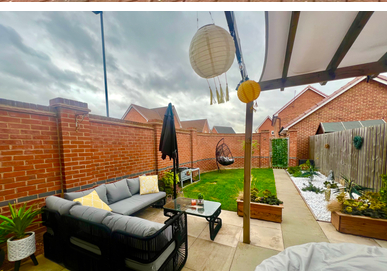


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Whitmoore Drive, Doncaster

£245,000

3Keys Property are delighted to present to the open sales market this modern 3-bedroom Semi detached home in the sought-after area of Auckley, Doncaster. Situated on a popular development in an enviable position, the property offers well-appointed accommodation comprising an entrance hallway, spacious lounge, open-plan kitchen/diner, ground floor W/C, principal bedroom with en-suite, two further bedrooms, and a family bathroom. Externally, there is a detached garage and a low-maintenance rear garden patio area which is perfect for outdoor entertaining. Within walking distance of local schools, a sixth form college, and a variety of amenities, this property is ideally suited to families and professionals alike and must be viewed to be fully appreciated.

- 3 BEDROOM SEMI DETACHED FAMILY HOME WITH DETACHED GARAGE
- DETACHED DOUBLE GARAGE, ELECTRIC CAR CHARGING POINT & DRIVEWAY
- DOWNSTAIRS WC
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- LOCAL SCHOOLS AND AMENITIES WITHIN WALKING DISTANCE
- KITCHEN / DINER WITH FRENCH DOORS ONTO THE GARDEN
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM & FITTED WARDROBES
- LOW MAINTENANCE GARDEN WITH PATIO
- POPULAR DEVELOPMENT IN AUCKLEY
- READY TO MOVE INTO CONDITION



PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this modern 3-bedroom Semi detached home in the sought-after area of Auckley, Doncaster. Situated on a popular development in an enviable position, the property offers well-appointed accommodation comprising an entrance hallway, spacious lounge, open-plan kitchen/diner, ground floor W/C, principal bedroom with en-suite, two further bedrooms, and a family bathroom. Externally, there is a detached garage and a low-maintenance rear garden patio area which is perfect for outdoor entertaining. Within walking distance of local schools, a sixth form college, and a variety of amenities, this property is ideally suited to families and professionals alike and must be viewed to be fully appreciated.

GROUND FLOOR

Access to the property is via the entrance hallway, which provides access to the lounge, kitchen/diner, ground floor W/C, and stairs leading to the first-floor accommodation. The hallway also features a spacious storage cupboard with plumbing for a washing machine conveniently located under the stairs. It is finished with wooden flooring, single pendant light fittings, and a central heating radiator, offering a practical and welcoming first impression.

The lounge is a spacious and bright room, benefiting from three windows—two to the front of the property and one to the side—allowing for plenty of natural light. It is finished with carpeted flooring, a single pendant light fitting, and a central heating radiator, creating a comfortable and inviting living space.

The kitchen/diner spans the full length of the property and is flooded with natural light from two windows to the front, one to the side, and French doors that open out onto the enclosed rear garden. The kitchen is fitted with a range of wall and floor cabinets, integrated fridge/freezer and dishwasher, and is finished with wooden flooring that flows seamlessly through from the hallway, creating a bright and functional space ideal for both everyday living and entertaining.

The property benefits from a convenient downstairs W/C, fitted with a toilet and sink, along with a central heating radiator and a single pendant light fitting, offering a practical addition to the ground floor layout.

FIRST FLOOR

The principal bedroom is located at the front of the property and enjoys plenty of natural light from two front-facing windows and an additional window to the side. The room features fitted wardrobes, carpeted flooring, and a single pendant light fitting, offering a comfortable and well-presented space.

The en-suite, located off the principal bedroom, features an obscure glazed window to the front, a W/C, sink, shower cubicle, and a central heating radiator. The room is finished with tiled flooring, offering a clean and practical space.

The second bedroom is located at the front of the property and benefits from two front-facing windows and one side window, allowing for plenty of natural light. It includes a useful storage space currently used as a wardrobe, and is finished with carpeted flooring and a single pendant light fitting, making it a bright and versatile room.

The third bedroom is a single room located at the rear of the property, featuring a side window that provides natural light. It is finished with carpeted flooring and includes a central heating radiator, making it an ideal space for a child's bedroom, home office, or nursery.

The family bathroom is situated at the rear of the property and features a side obscure window for privacy. It includes a bath with shower taps, a W/C, and a sink, all set against tiled flooring. The room is completed with a central heating radiator and a single pendant light fitting, providing a functional and well-appointed bathroom space.

EXTERNAL

The front of the property faces Whitmoore Drive and is attractively landscaped with decorative shrubs and flowers. At the rear, access is available via the driveway, which features an electric charging point, a garage, and a side gate leading to the garden. The rear garden is mainly laid to lawn with a patio area just outside the French doors of the kitchen/diner, offering a private and peaceful outdoor space bordered by a brick wall to the side.

Situated close to motorway access and sought after schools, this property is the perfect choice for the growing family and those commuting outside of Doncaster. To view this ready to move into condition home, contact 3Keys Property today 01302 867888.

HALLWAY

1.902m x 4.384m (6' 3" x 14' 5")



LOUNGE

2.682m x 4.771m (8' 10" x 15' 8")

KITCHEN

2.682m x 4.771m (8' 10" x 15' 8")

DOWNSTAIRS WC

0.878m x 1.902m (2' 11" x 6' 3")

PRINCIPAL BEDROOM

3.88m x 3.572m (12' 9" x 11' 9")

ENSUITE

2.082m x 1.395m (6' 10" x 4' 7")

BEDROOM 2

2.631m x 3.668m (8' 8" x 12' 0")

BEDROOM 3

2.086m x 2.210m (6' 10" x 7' 3")

FAMILY BATHROOM

1.913m x 2.319m (6' 3" x 7' 7")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

DISCLAIMER

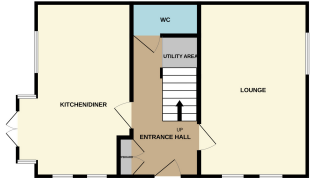
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 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.

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  
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, 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 various, features and specific details have not been checked and no guarantee is to them. No liability is accepted for the plan.  
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