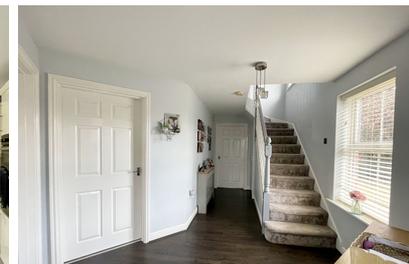


Anson Grove
Auckley
DN9 3QN
01302 867888



Rosemary Close, Doncaster

£340,000

3Keys Property are delighted to offer for sale this stunning 4 bedroom detached family home. Located in the highly sought-after residential area of Cantley, this beautifully presented property offers generous living space, stylish interiors, and a flexible layout ideal for modern family life. The property is finished to a good standard throughout and is ready for immediate occupation— Contact 3Keys Property today 01302 867888.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- THE PROPERTY IS FINISHED TO A GOOD STANDARD THROUGHOUT
- LOW MAINTENANCE FRONT AND REAR GARDENS
- HIGHLY SOUGHT AFTER AREA
- CLOSE TO MOTORWAY LINKS

- SPACIOUS, STYLISH INTERIOR
- MASTER BEDROOM WITH ENSUITE AND FITTED DRESSING ROOM AREA
- MODERN AND WELL EQUIPPED KITCHEN AND UTILITY
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- SPACIOUS FAMILY LIVING AREA WITH FRENCH DOORS TO THE GARDEN

PROPERTY DESCRIPTION

Keys Property are delighted to offer for sale this stunning 4 bedroom detached family home. Located in the highly sought-after residential area of Cantley, this beautifully presented property offers generous living space, stylish interiors, and a flexible layout ideal for modern family life. The property is finished to a good standard throughout and is ready for immediate occupation.

From the moment you step inside, the spacious entrance hall creates a welcoming first impression, with access to a bright and comfortable main lounge, dining room, breakfasting kitchen and stairs to the first floor accommodation. Wood effect laminate flooring, single pendant light fitting, storage cupboard and radiator.

The lounge featuring French doors that open directly onto the rear garden and a large bay window, ensures this room is filled with natural daylight. With Carpet, radiator and single pendant light fitting.

The ground floor layout has been thoughtfully designed to provide defined yet connected living spaces with a separate dining room, currently used as a snug. With rear aspect window, carpet to floor, single pendant light fitting a radiator.

A modern and well-equipped front aspect kitchen sits at the heart of the home, complete with integrated appliances including dishwasher, oven, hob and extractor, contemporary spotlighting, and access to a separate utility room for added convenience. The kitchen also connects directly to the garden, making it ideal for both family routines and entertaining. With laminate tiled flooring and radiator.

The utility has plumbing for washing machine and space for tumble dryer. door leading to garden and ground floor wc.

The downstairs cloakroom adds practicality for everyday family living with hand basin, radiator and rear aspect window.

Stairs from the hallway lead up to a generous landing, where a front-facing window fills the space with natural light, enhancing the sense of openness and flow throughout the home. The landing is fitted with carpet, has a single pendant light fitting and benefits from a storage cupboard.

Upstairs, this property continues to deliver on space with four generously sized bedrooms, providing plenty of flexibility for families of all sizes.

The Principal bedroom benefits from a beautifully upgraded private en suite, finished in a crisp contemporary style and a walk in dressing area. Fitted with carpet to the floor, single pendant light fitting and radiator.

The ensuite is fully tiled with walk in shower, hand basin with drawers underneath and wc. Spot lighting and heated towel rail.

A well-appointed part tiled family bathroom serves the remaining bedrooms and comprises of a bath tub, hand basin and wc.

Externally, the property enjoys a low-maintenance front garden with off-road parking, while to the rear, a mature and fully enclosed garden provides a safe and private outdoor space for children to play or for summer gatherings.

A standout feature is the converted garage, now used as an office/playroom, complete with double-glazed window, French doors, ceiling spotlights, and radiator heating. This versatile space offers buyers a valuable opportunity to create a home office, gym, or additional lounge area.

Situated close to a wide range of amenities, including Doncaster Racecourse, Lakeside Retail Park, and the Yorkshire Wildlife Park, the property also offers excellent commuter access via the Great Yorkshire Way link road to M18, A1, and the city centre, as well as local routes to Bawtry and Tickhill. With sought-after schools and recreational facilities nearby, this is an ideal location for families seeking both convenience and quality of life. An internal viewing is essential to fully appreciate the space, finish, and flexibility this impressive family home has to offer.

For further information or to arrange a viewing, contact 3Keys Property 01302 867888

HALLWAY

LOUNGE

3.44m x 6.29m (11' 3" x 20' 8") MAXIMUM MEASUREMENT

KITCHEN

3.27m x 4.06m (10' 9" x 13' 4") MAXIMUM MEASUREMENT

DINING ROOM

3.13m x 3.80m (10' 3" x 12' 6") MAXIMUM MEASUREMENT

UTILITY ROOM

1.74m x 2.58m (5' 9" x 8' 6")

WC

0.84m x 1.64m (2' 9" x 5' 5")

FIRST FLOOR LANDING

BEDROOM 1

3.57m x 4.47m (11' 9" x 14' 8") MAXIMUM MEASUREMENT

ENSUITE

1.74m x 1.98m (5'7" 10" x 6' 6")

BATHROOM

1.47m x 3.35m (4' 10" x 11' 0") MAXIMUM MEASUREMENT

BEDROOM 2

3.23m x 3.43m (10' 7" x 11' 3")

BEDROOM 3

2.09m x 3.43m (6' 10" x 11' 3")

BEDROOM 4

2.66m x 2.99m (8' 9" x 9' 10")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – TBC

Tenure – Freehold

Parking -

Garage -

Loft -

Boiler -

DISCLAIMER

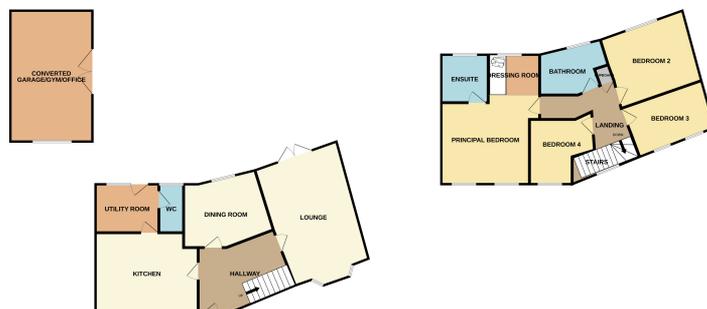
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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
826 sq ft. (76.7 sq.m.) approx.

1ST FLOOR
623 sq ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq ft. (134.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, 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 not be used as such by any prospective purchaser. The ground, structure and topography shown here are not intended to be guaranteed.
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