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## Pickle Wood Court, Doncaster

£450,000

3Keys Property are delighted to present this immaculate 4 BEDROOM DETACHED family home, ideally located within the sought-after Lower Pasture development in Finningley, Doncaster. Offering impressive, versatile living space, this home has been finished to an exceptional standard inside and out—perfectly suited for modern family life. This is more than just a house—it's a ready-made family home that offers both space and style in a fantastic location being close to sought after schools and with easy access to the motorway network. Contact 3Keys Property today on 01302 867888 to arrange your private viewing.

- 4 BEDROOM DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- UTILITY WITH PANTRY, AND GROUND FLOOR WC
- BEAUTIFULLY LANDSCAPED GARDENS WITH DECKING, MATURE SHRUB PLANTERS & LIGHTING
- FULLY TILED FAMILY BATHROOM WITH TV

- STUNNING, SEAMLESS KITCHEN WITH WHITE QUARTZ WORK TOPS AND LARGE CENTRAL DINING ISLAND
- FULLY REFURBISHED TO A HIGH STANDARD WITH QUALITY FITTINGS
- PRINCIPAL BEDROOM WITH ENSUITE AND FITTED WARDROBES
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS AND 6TH FORM COLLEGE
- EASY ACCESS TO THE MOTORWAY NETWORK AND CITY CENTRE

## PROPERTY DESCRIPTION

3Keys Property are delighted to present this immaculate 4 BEDROOM DETACHED family home, ideally located within the sought-after Lower Pasture development in Finningley, Doncaster. Offering impressive, versatile living space, this home has been finished to an exceptional standard inside and out—perfectly suited for modern family life. This is more than just a house—it's a ready-made family home that offers both space and style in a fantastic location being close to sought after schools and with easy access to the motorway network. Contact 3Keys Property today on 01302 867888 to arrange your private viewing.

## GROUND FLOOR

Welcoming Entrance Hall which is bright and airy with quality tiled flooring and under floor heating, under stairs storage, spot lighting and designer radiator.

Formal Lounge with a stunning feature media wall with lighting and electric flame fire, large bay window with open front aspect making this room perfect for relaxing in comfort. The lounge has grey wood effect quality lvt tiles to floor, spot lighting, 2 designer radiators and integrated wall lighting.

Stylish Kitchen/Diner fitted with contemporary, seamless floor to ceiling units with stunning white Quartz worktops and oversized central dining island. Integrated appliances include, double oven, hob, extractor hood, fridge, freezer, wine cooler and dishwasher. There is a fabulous breakfast cupboard and boiling hot water tap. French doors open onto the rear decked patio—perfect for entertaining friends and family. Spot lighting, tiled floor with under floor heating and 2 designer radiators.

Utility Room with pantry providing additional storage, matching floor and wall units with Quartz worktop and sink, plumbing for washing machine, tiled floor with under floor heating, spot lighting, rear aspect window and rear door giving access to garden. There is also access to the integral garage.

Guest W/C - Handy ground floor convenience with stylish finish. Fully tiled walls and floor with under floor heating, hand basin, spot lighting and heated towel rail.

## FIRST FLOOR

Principal Bedroom with Ensuite - Spacious and serene, complete with a modern tiled ensuite shower room. This front aspect bedroom is fully fitted with a range of wardrobes, spot lighting, carpet to floor and designer radiator. The fully tiled ensuite with underfloor heating, a large walk in shower with hand basin and unit, heated towel rail, spot lighting and side aspect window.

Three Additional Double Bedrooms - Light-filled rooms with plenty of space for family, guests or working from home.

Bedroom 2 - front aspect with fitted wardrobes, carpet to floor, spot lighting and designer radiator.

Bedroom 3 - rear aspect with fitted wardrobes, carpet to floor, spot lighting and designer radiator.

Bedroom 4 - rear aspect with carpet to floor, spot lighting and designer radiator.

Family Bathroom Fully tiled and fitted with a Television for the ultimate luxury bath time, sunken bathtub, hand basin, wc and heated towel rail and under floor heating. Spot lighting and rear aspect window.

Landing is spacious with storage cupboard over stairs, spot lighting, carpet to floor, designer radiator and loft access.

## EXTERNAL FEATURES

Front Garden: Manicured grass lawn with mature shrubs and block paved pathway. Driveway provides parking for 2 cars and gives access to the double garage which has 2 remote controlled sectional garage doors, power and lighting.

Rear Garden: Professionally landscaped with block paved boundary path, large composite decked patio, raised flower beds, grass lawn, and a range of lighting—ideal for outdoor living.

## HALLWAY

## KITCHEN/DINING ROOM

2.35m x 4.29m (7' 9" x 14' 1") extending to 2.85m x 7.62m (9' 4" x 25' 0")

## LOUNGE

3.53m x 5.97m (11' 7" x 19' 7") INTO BAY WINDOW

## WC

0.86m x 2.48m (2' 10" x 8' 2")



## UTILITY ROOM

2.37m x 2.87m (7' 9" x 9' 5") MAXIMUM MEASUREMENT

## LANDING

## PRINCIPAL BEDROOM

3.52m x 3.57m (11' 7" x 11' 9") MINIMUM MEASUREMENT

## ENSUITE

1.74m x 2.54m (5' 9" x 8' 4")

## BEDROOM 2

3.6m x 3.45m (11' 10" x 11' 4") CHANGING TOO .96m x 4m (3' 2" x 13' 1")

## BEDROOM 3

3.5m x 2.54m (11' 6" x 8' 4")

## BEDROOM 4

2.54m x 2.92m (8' 4" x 9' 7")

## BATHROOM

1.68m x 2.92m (5' 6" x 9' 7")

## ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – TBC

Tenure – Freehold

Parking – 2 cars

Garage – Double with 2 remote controlled electric sectional doors, power & lighting.

Loft – Part boarded - no ladder

Boiler – installed in 2023 - Combi boiler, serviced annually. Hive thermostat system.

Security – Alarm and CCTV security system.

## 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.

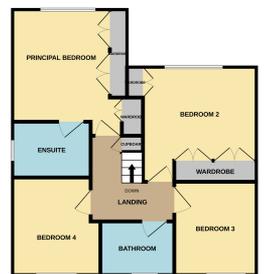
## Offer Procedure

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 contained herein, 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 to illustrate purposes only and should be used as a guide by prospective purchasers. The services, systems and appliances shown hereon have not been tested and no guarantee is given for their operation, efficiency or life span.  
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