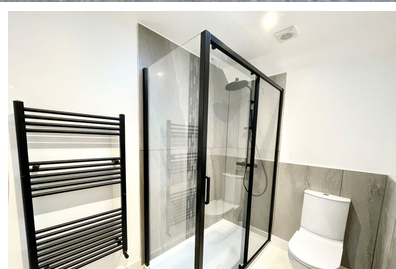
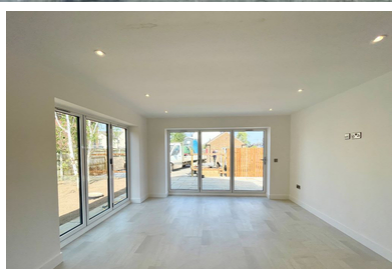
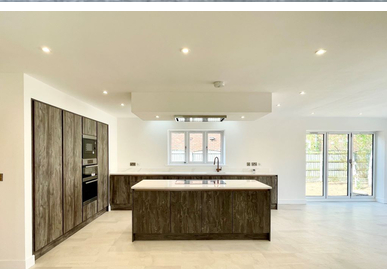


Anson Grove
Auckley
DN9 3QN
01302 867888



Bawtry Road, Doncaster

£460,000

3Keys Property are delighted to offer for sale this stunning, 3 bedroom detached new build home to the open sales market. This property benefits from underfloor heating to the ground floor and is finished to a high standard throughout with a beautiful, bespoke fitted kitchen and all appliances integrated, central island and white quartz work tops. The living space on offer is fantastic and bang up to date with beautiful bi fold doors onto the garden and patio. There is a large block paved driveway for 2 cars, electric car charging unit and energy efficient solar panels. To view, contact 3Keys Property today 01302867888.

- BRAND NEW BUILD 3 BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN AND LIVING AREA
- SEPARATE RECEPTION ROOM
- UTILITY ROOM AND GROUND FLOOR WC
- PARKING FOR 2 CARS, ELECTRIC CAR CHARGING POINT AND ENERGY SAVING SOLAR PANELS
- HIGH QUALITY FINISH THROUGHOUT
- FULLY FITTED BESPOKE KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- GUEST ROOM WITH ENSUITE
- WRAP AROUND SOUTH WEST FACING GARDEN WITH LAWN AND LARGE PATIO
- CLOSE TO AMENITIES, LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this stunning, 3 bedroom detached new build home to the open sales market. This property benefits from underfloor heating to the ground floor and is finished to a high standard throughout with a beautiful, bespoke fitted kitchen and all appliances integrated, central island and white quartz work tops. The living space on offer is fantastic and bang up to date with 2 sets of beautiful bi fold doors onto the garden and patio. The ground floor also has a separate lounge, guest bedroom with ensuite, utility with plumbing for washing machine and dryer and ground floor toilet. The entrance hallway is very impressive and shows off the galleried landing with American Oak staircase. There are 2 further double bedrooms to the first floor and a family shower room.

To the front of the property is a grass lawn and range of shrubs with a wrought iron garden fence. A stunning brick boundary wall provides privacy to the wrap around gardens. To the rear of the property is a large patio area and the garden is mainly laid to lawn. There is shared access to a large block paved driveway providing 2 car parking spaces and an electric car charging unit.

GROUND FLOOR

ENTRANCE HALL

On entering this property you soon realise this is not any other new build. The palest of grey porcelain effect Kardean floor tiles throughout the ground floor creates a stylish look and fantastic contrast to the American Oak staircase and internal doors. The galleried landing with eye catching chandelier enhances the open space and adds to the grandeur of this stunning room. The entrance hall gives access to the kitchen/family room, lounge, guest bedroom, utility and ground floor wc. There is also a large store cupboard under the stairs and 3 Velux windows, 1 of which is remote controlled.

KITCHEN/FAMILY DINING AND LIVING SPACE

Get ready to be really impressed! This space is incredible with a beautiful bespoke fitted kitchen which has an air of sophistication with a practical central island and finished with a stunning white quartz worktop. Everything is integrated and flows seamlessly. This room offers options for your preferred layout and plenty of space for a large dining table and corner suite. This room is made for entertaining friends and family and the bi fold doors enhance this space allowing the inside and outside to become one. Led downlighting throughout and there are windows to the front, rear and 2 remote controlled Velux windows. Integrated appliances include larder fridge, freezer, oven, grill, microwave, 5 ring electric hob, extractor hood and dishwasher.

LOUNGE

A spacious room that could be used as a lounge, games room, office etc depending on your needs. This room has 2 front aspect windows and led downlighting.

GUEST BEDROOM

The 3rd bedroom is situated on the ground floor and has an ensuite shower room. The bedroom has a rear aspect window and single pendant light fitting. The ensuite shower room is part tiled and has a walk-in rainfall shower, hand basin with unit and wc. There is a rear aspect obscure glass window and led spotlighting.

UTILITY

The utility is fitted with the same floor and wall units as the kitchen with plumbing for washing machine and tumble dryer. The boiler is situated in the tall standing unit and there is a sink with drainer, rear aspect window and single pendant light fitting.

WC

Accessed from the hallway, the WC has a hand basin and led downlighting.

FIRST FLOOR

Galleried landing is fitted with carpet, led down lighting and has additional storage cupboards. The landing gives access to the 2 double bedrooms and family shower room.

BEDROOM 1

With front aspect window, fitted carpet to floor, designer radiator and single pendant light fitting.

BEDROOM 2

With front aspect window, fitted carpet to floor, designer radiator and single pendant light fitting.

FAMILY SHOWER ROOM

Part tiled with walk in rainfall shower, hand basin with unit and wc. There is led downlighting and a heated towel rail.

EXTERNAL

To the front of the property is a grass lawn and range of shrubs with a wrought iron garden fence. A stunning brick boundary wall provides privacy to the wrap around gardens. To the rear of the property is a large patio area and the garden is mainly laid to lawn. There is shared access to a large block paved driveway providing 2 car parking spaces and an electric car charging unit.

Finningley is a quiet, peaceful village to the south of Doncaster. Located close to local schools and amenities and a short drive from Bawtry Town. The village has a green and a few pubs/restaurants as well as the beautiful St Oswald's C of E church and village hall. There is easy access to the motorway network and the village benefits from local transport links. To view, contact 3Keys Property 01302 867888.

PORCH

HALLWAY

WC

1.15m x 1.61m (3' 9" x 5' 3")

KITCHEN/DINING

4.29m x 6.35m (14' 1" x 20' 10")

FAMILY AREA

3.83m x 4.19m (12' 7" x 13' 9")

UTILITY

1.70m x 3.07m (5' 7" x 10' 1")

LOUNGE

5.71m x 2.97m (18' 9" x 9' 9")

BEDROOM 3

3.04m x 3.24m (10' 0" x 10' 8")

ENSUITE

2.18m x 2.15m (7' 2" x 7' 1")

GALLERIED LANDING

BEDROOM 1

3.76m x 4.76m (12' 4" x 15' 7")

SHOWER ROOM

1.72m x 2.36m (5' 8" x 7' 9")

BEDROOM 2

3.49m x 2.85m (11' 5" x 9' 4")

ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – A

Tenure – Freehold

House Builders Warranty - TBC

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.

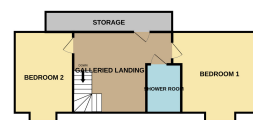
Offer Procedure

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
1076 sq.ft. (100.0 sq.m.) approx.



FIRST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (154.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures provided these measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or reliability.
With best wishes 12/22

