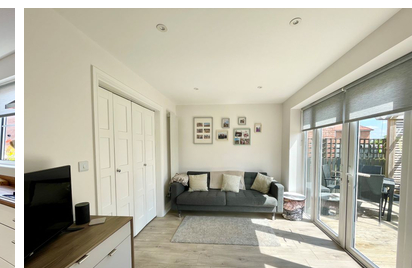


Anson Grove
Auckley
DN9 3QN
01302 867888

 3KeysProperty



Manor Farm Court, Doncaster

£339,950

3Keys Property are delighted to offer for sale this immaculate 4 bedroom detached family home, nestled in the heart of Finningley village, Doncaster. Presented in excellent order throughout, this property benefits from an extended kitchen/dining/living area creating a fantastic space for modern day living and entertaining. With 2 further reception rooms, 2 bathrooms and ground floor wc, this property has everything a family would want. A detached garage is situated to the rear of the property with a driveway and the gardens are landscaped. To view, contact 3Keys property today. 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- POPULAR DEVELOPMENT IN FINNINGLEY, DONCASTER
- 2 SEPARATE RECEPTION ROOMS
- WC TO GROUND FLOOR
- DETACHED GARAGE WITH DRIVEWAY

- WELL PRESENTED THROUGHOUT
- EXTENDED KITCHEN/FAMILY LIVING AREA TO REAR
- PRINCIPLE BEDROOM WITH FITTED WARDROBES & ENSUITE
- SOUTH FACING LANDSCAPED REAR GARDEN
- CLOSE TO SCHOOLS AND LOCAL AMENITIES

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this immaculate 4 bedroom detached family home, nestled in the heart of Finningley village, Doncaster. Presented in excellent order throughout, this property benefits from an extended kitchen/dining/living area creating a fantastic space for modern day living and entertaining. With 2 further reception rooms, 2 bathrooms and ground floor wc, this property has everything a family would want. A detached garage is situated to the rear of the property with a driveway and the gardens are landscaped.

Accommodation briefly comprises of a spacious, welcoming hallway, lounge with front aspect window, front aspect snug/office, rear aspect kitchen/dining/family room, ground floor WC, landing with loft access, principle bedroom with fitted wardrobes and ensuite, 2 further double bedrooms, one with fitted wardrobes, 1 single bedroom and family bathroom with bath tub and rainfall shower over bath.

GROUND FLOOR

You are greeted by a spacious hallway, tastefully decorated with a wood effect laminate floor which runs throughout the hallway and kitchen/dining/family room and ground floor wc. The hallway has 2 store cupboards, radiator and gives access to the lounge, kitchen, wc, snug/office and stairs to first floor accommodation.

The lounge is a great size and has a lovely front aspect window, carpet to floor, 2 radiators and 2 single pendant light fittings. There are bi fold doors to the family room which can be left open to create a large open space, ideal when friends and family are visiting.

The front aspect office/snug has many uses depending on your needs as a family. Front and side aspect window, carpet to floor, single pendant light fitting and radiator.

To the rear of the property is a beautiful, fully fitted kitchen with a wide range of floor and wall units, integrated appliances which include eye level oven and grill, gas hob with extractor hood and there is also plumbing for the dishwasher and washing machine. Side and rear aspect windows and French doors give access to the garden. The kitchen/family room has spot lighting and designer radiators.

WC has a hand basin, wc and radiator.

FIRST FLOOR

Landing fitted with carpet, rear aspect window, radiator, single pendant light fitting and loft access. All rooms can be reached from the landing.

Principle bedroom is rear aspect with a range of double wardrobes to one wall, carpet fitted to floor, radiator and single pendant light fitting. There are rear and side aspect windows. Access to ensuite.

The ensuite is part tiled with a wood effect laminate floor and offers a walk in shower, hand basin, wc, radiator and single pendant light fitting. Side aspect window.

Bedroom 2 is front aspect and fitted with double wardrobes, carpet fitted to floor, radiator and single pendant light fitting. Bedroom 3 is front aspect with carpet fitted to floor, radiator and single pendant light fitting and bedroom 4 is rear aspect with carpet fitted to floor, radiator and single pendant light fitting.

The family bathroom is part tiled with a wood effect laminate floor, the white suite comprises a bath tub with rainfall shower over bath, hand basin, wc, heated towel rail, spot lighting.

EXTERNAL

To the front of the property is a low maintenance garden with shrubs and blocked paving. The south facing rear garden is landscaped and well stocked with a range of mature manicured shrubs, grass lawn, 2 separate patio areas both claiming superb spots for sun worshipers throughout the day and a wooden pergola. There is a long detached garage with storage above and an up and over door and driveway for parking.

The property is tucked away in a cul de sac on this highly sought after development in Finningley, Doncaster with open fields to the rear. Finningley has many local amenities including a primary school, village hall, the beautiful St Oswalds C of E Church, post office and some local pubs/restaurants. The location gives easy access to the motorway network and local transport links. To view this property, contact 3Keys property today 01302867888.

ENTRANCE HALLWAY

LOUNGE

3.13m x 5.12m (10' 3" x 16' 10")



KITCHEN/DINING/LIVING AREA

8.33m x 4.57m (27' 4" x 15' 0") REDUCING TO 8.33m x 2.47m (27' 4" x 8' 1")

SNUG/OFFICE

2.97m x 3.29m (9' 9" x 10' 10")

WC

.78m x 2.25m (2' 7" x 7' 5")

PRINCIPLE BEDROOM

4.60m x 2.94m (15' 1" x 9' 8")

ENSUITE

1.18m x 2.09m (3' 10" x 6' 10")

BEDROOM 2

4.49m x 2.75m (14' 9" x 9' 0") MAXIMUM MEASUREMENT

BEDROOM 3

3.73m x 3.28m (12' 3" x 10' 9") Maximum measurement into door.

BEDROOM 4

2.20m x 2.25m (7' 3" x 7' 5")

BATHROOM

1.69m x 2.09m (5' 7" x 6' 10")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

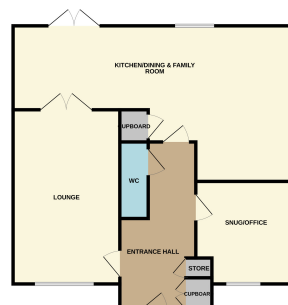
DISCLAIMER

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 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 (including floor, measurements of doors, windows, rooms and any other items) an approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as a basis for any prospective purchase. The purchaser should verify the accuracy of the floorplan and the guarantee as to their own responsibility to efficiency can be given. Made with MetreX CAD.