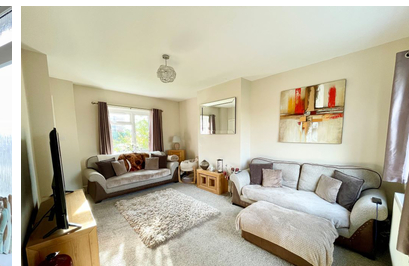
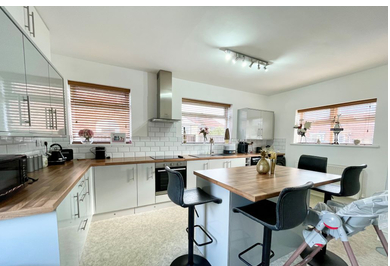


Anson Grove
Auckley
DN9 3QN
01302 867888



Essex Drive, Doncaster

£170,000

3Keys Property are delighted to offer this stunning 3 bedroom semi detached family home, situated in a quiet cul de sac in Bircotes, Doncaster. This property is offered in immaculate condition with modern kitchen/dining area and recently refurbished bathroom with walk in shower and bath tub. Offered with a large rear garden with open aspect view and driveway for 2 cars, don't miss the opportunity to view this property. Contact 3Keys Property 01302 867888

- 3 BEDROOM SEMI DETACHED PROPERTY
- IMMACULATELY PRESENTED THROUGHOUT
- STUNNING KITCHEN/DINING AREA WITH CENTRAL ISLAND
- RECENTLY REFURBISHED BATHROOM WITH WALK IN SHOWER AND BATH TUB
- PARKING FOR 2 CARS

- PERFECT OPPORTUNITY FOR FTB OR SMALL FAMILY
- CUL DE SAC LOCATION
- DOUBLE ASPECT LOUNGE
- LARGE SOUTH FACING GARDEN WITH OPEN ASPECT VIEW TO REAR
- SITUATED CLOSE TO LOCAL AMENITIES WITH EASY ACCESS TO A1 MOTORWAY

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this stunning 3 bedroom semi detached family home, situated in a quiet cul de sac in Bircotes, Doncaster. This property is offered in immaculate condition with modern kitchen/dining area and recently refurbished bathroom with walk in shower and bath tub. Offered with a large rear garden with open aspect view and driveway for 2 cars, don't miss the opportunity to view this property. Accommodation comprises of entrance hallway, lounge, kitchen/dining room, landing, 2 double bedrooms, 1 single bedroom and a stunning family bathroom.

GROUND FLOOR

Entrance hall gives access to the lounge, kitchen/dining room and stairs to the first floor. Carpet fitted to floor and single pendant light fitting.

Fully fitted kitchen and dining room with a range of floor and wall units with contrasting work tops, integrated appliances include oven, hob and extractor hood. Plumbing for washing machine and dishwasher and tiled splash backs. 2 side aspect window, 1 front aspect window and rear door to garden. there is a store cupboard, radiator, single pendant light fitting and vinyl floor covering.

The lounge has a front and rear aspect window and is fitted with carpet, 2 radiators and single pendant light fitting.

FIRST FLOOR

Landing with rear aspect window overlooking the rear garden and unobstructed view, access to all 3 bedrooms and family bathroom. Fitted with carpet and offers access to loft.

Bedroom 1 has a front aspect window, storage cupboard, fitted with carpet, radiator and single pendant light fitting. Bedroom 2 has a front aspect window, storage cupboard, fitted with carpet, radiator and single pendant light fitting. Bedroom 3 has a rear aspect window, fitted with carpet, radiator and single pendant light fitting.

The family bathroom is fully tiled with a white bathroom suite comprising of bathtub, walk in shower, hand basin and WC. The floor is fitted with a vinyl covering, rear aspect obscure glass window, designer radiator and spot lighting.

EXTERNAL

To the rear of the property is a large south facing garden with open aspect view and mainly laid to lawn. There is a patio area and access to the front of the property. To the front is a block paved driveway for 2 cars and gates and the garden is mainly laid to lawn with mature shrubs.

ENTRANCE HALL

LOUNGE

3.50m x 5.36m (11' 6" x 17' 7")

KITCHEN/DINING AREA

3.29m x 5.10m (10' 10" x 16' 9")

BEDROOM 1

3.15m x 3.28m (10' 4" x 10' 9")

BEDROOM 2

3.48m x 2.92m (11' 5" x 9' 7")

BEDROOM 3

2.53m x 1.84m (8' 4" x 6' 0")

BATHROOM

2.57m x 2.18m (8' 5" x 7' 2")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

DISCLAIMER

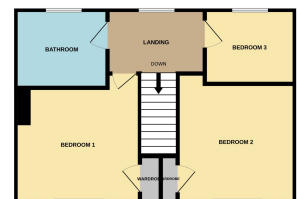
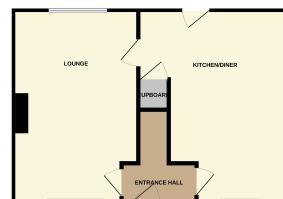
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, uncalibrated tape measurements of doors, windows, rooms and any other parts are approximate and of no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
Mark van den Broek 02022

