

Anson Grove
Auckley
DN9 3QN
01302 867888



Foxglove Drive, Doncaster

£339,950

3Keys Property are delighted to offer this fabulous 4 bedroom detached property to the open sales market. Situated in Auckley on this new development which is close to schools and 6th form college, the property benefits from 4 double bedrooms, master with ensuite, kitchen/dining/family room, separate lounge, open plan study/snug, utility and ground floor wc. Externally, the property has landscaped gardens, parking for 3 cars and a detached garage. Contact 3Keys Property for details 01302 867888.

- **DETACHED FAMILY HOME**
- **NEW DEVELOPMENT IN AUCKLEY**
- **MUST BE VIEWED**
- **LANDSCAPED GARDEN WITH 2 PATIO AREAS**
- **BI-FOLD DOORS ON TO REAR GARDEN**
- **4 BEDROOMS**
- **SHOW HOME CONDITION THROUGHOUT**
- **OPEN PLAN LAYOUT WITH SEPERATE LOUNGE**
- **DETACHED GARAGE & PARKING**
- **CLOSE TO LOCAL AMENITIES AND SCHOOLS**

PROPERTY DESCRIPTION

Perfectly located on this new build development in Auckley, Doncaster, this 4 bedroom detached family home is in show home condition throughout. Situated on a small road of 3 properties and overlooking a green area, this property benefits from modern open plan living with a separate lounge to relax, 4 double bedrooms and a landscaped garden. This modern family home must be viewed!

GROUND FLOOR

As you enter this property you will find a spacious open plan hallway with study/snug area and access to the separate lounge, WC cloakroom and Utility room. The ground floor is fitted throughout with white tiled flooring with exception to the lounge, study area and staircase which has fitted carpet. The study area provides the perfect space to work or study from home and is fitted with full super fast fibre broadband with speeds of up to 1 GBs, fitted with Hyperoptic super fast router and Open Reach connections, ideal for working, streaming and gaming for the whole family.

The lounge has a large front aspect bay window which floods the room with light and offers an alternative space to relax.

The open plan aspect includes a kitchen/dining area as well as living space, which is perfect for family life and entertaining with large bi fold doors leading out onto the beautifully manicured garden and patio. The stylish modern kitchen gives a seamless effect to this room with fully fitted floor and wall units, work tops and integrated appliances including oven, hob, extractor hood, fridge and freezer. There is a large island unit offering extra cupboard space and space for chairs. There is also a large under stairs cupboard for storing essential household appliances as well as space for coats and shoes. There is space for a dining table and an area to relax and watch TV.

The utility room has fitted floor units with integrated washing machine and houses the combi boiler. A spacious WC has fully tiled wall with WC and hand basin, this room has an obscure glass side aspect window.

FIRST FLOOR

The centrally based stairs lead you to a spacious landing, which gives access to all 4 double bedrooms, the family bathroom and loft. The Principle bedroom has a front aspect window and fitted with carpet and benefits from an ensuite with large walk in shower, wc and hand basin. The floor is tiled and 2 full walls are also tiled in contrasting colours. The further 3 double bedrooms are fitted with carpet and bedroom 4 has an inbuilt storage cupboard.

The family bathroom is spacious with a white suite comprising of bath tub with shower over, wc and hand basin. There is tiling to 2 full walls and the floor is also tiled. There is a side aspect obscure glass window giving ventilation and light.

EXTERNAL

To the front of the property is a garden mainly laid to lawn with flowers and shrub borders and benefits from views over the green which is currently under construction. There is a driveway down the side of the property providing parking for 3 cars and a detached garage with power and lighting. There is access down both sides of the property to the rear garden which is beautifully landscaped and provides the perfect area to relax and entertain. A spacious patio area which can be accessed via the bi fold doors and a further patio area to the bottom of the garden, gives plenty of space for outdoor entertaining. The garden is south west facing so benefits from the sun most of the day into the evening. This property is perfectly located for local schools and amenities. Situated off Hayfield Lane in Auckley allows easy access to the M18 motorway which links to the M1, M180, A1 and M62.

ENTRANCE HALLWAY

LOUNGE

3.06m x 5.00m (10' 0" x 16' 5")

OFFICE AREA

2.03m x 2.06m (6' 8" x 6' 9")

KITCHEN AREA

3.48m x 4.32m (11' 5" x 14' 2")

DINING AREA

3.15m x 3.04m (10' 4" x 10' 0")

W/C

1.83m x 1.70m (6' 0" x 5' 7")

UTILITY ROOM

1.83m x 1.35m (6' 0" x 4' 5")

PRINCIPLE BEDROOM

3.30m x 3.52m (10' 10" x 11' 7")

EN SUITE

2.27m x 1.66m (7' 5" x 5' 5")

BEDROOM 2

3.82m x 2.93m (12' 6" x 9' 7")

BEDROOM 3

4.19m x 2.53m (13' 9" x 8' 4")

BEDROOM 4

3.00m x 3.48m (9' 10" x 11' 5")

FAMILY BATHROOM

1.91m x 2.11m (6' 3" x 6' 11")

GARAGE

3.23m x 6.24m (10' 7" x 20' 6")

PROPERTY INFORMATION

Council Tax Band – E

EPC rating – B

Tenure – Freehold

Parking – Driveway for up to 3 cars

Garage - Detached, up and over door, power and lighting, up and over door.

Boiler - Combi boiler

The development is under construction and a management fee payment will be paid annual upon completion of the development.

DISCLAIMER

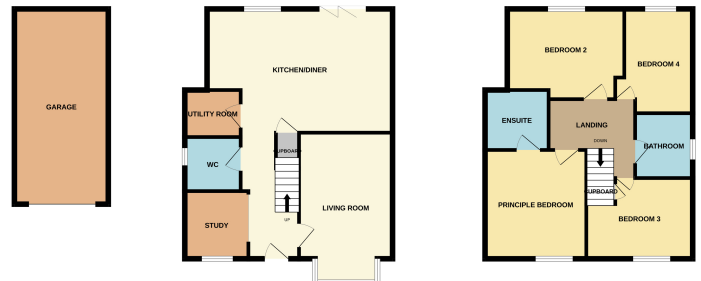
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Offer Procedure

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 floorplans contained here, measurements of areas, volumes, levels and other details are approximate and not intended to be used for any other purpose. The purchaser is advised to verify the accuracy of the floorplans and measurements shown here and not to rely on them for any other purpose. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given.
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