

## Summerfields Drive, Doncaster

**£340,000**

3Keys Property are delighted to offer for sale this beautifully extended four-bedroom detached family home, situated on a highly sought-after development in Blaxton, DN9. Presented in ready-to-move-into condition, the property offers generous and flexible living accommodation, ideal for modern family life. The home benefits from multiple reception rooms, a modern kitchen/breakfast room, and a bright conservatory overlooking the garden. Externally, the property enjoys a private rear garden, along with a garage and off-road parking. Ideally located close to excellent local schools and amenities, this superb home must be viewed to be fully appreciated. Contact 3Keys Property today on 01302 867888 to arrange your viewing.

- EXTENDED 4 BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE DINING ROOM
- CONSERVATORY OVERLOOKING GARDEN
- FAMILY BATHROOM WITH SHOWER OVER BATH
- ENCLOSED REAR GARDEN MAINLY LAID TO LAWN
- NEW FITTED KITCHEN AND BREAKFASTING ROOM
- GROUND FLOOR WC
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- GARAGE AND DRIVEWAY
- CLOSE TO SCHOOLS AND 6TH FORM COLLEGE

## PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this extended four bedroom detached family home, situated on a popular residential development in Blaxton, Doncaster. Offered in ready to move into condition, the property benefits from a recently updated and extended kitchen, en-suite bathroom, two reception rooms, ground floor WC, conservatory and integral garage.

With highly sought-after schools and a sixth form college nearby, this is an ideal purchase for growing families.

## Accommodation

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the lounge, kitchen, ground floor WC and stairs rising to the first-floor accommodation. The hallway features attractive hardwood flooring, a useful under-stairs storage cupboard, single pendant light fitting and radiator, creating a warm and practical entrance to the home.

The ground floor features a generous lounge with an attractive bay window to the front aspect, allowing natural light to flood the room and creating an inviting living space. The lounge flows seamlessly into the dining room, which is ideal for family meals or entertaining guests. Both rooms benefit from fitted carpet, radiators and single pendant light fittings. The dining room further benefits from sliding doors opening onto the fully enclosed rear garden, providing excellent indoor-outdoor living.

The modern kitchen was replaced in 2025 and is fully fitted with a comprehensive range of wall and base units, complemented by integrated appliances including an oven, hob, extractor hood, dishwasher and fridge, along with plumbing for a washing machine. The kitchen features a wood effect laminate floor, a single pendant light fitting and a rear aspect window overlooking the garden, as well as a side door providing direct access to the rear garden.

Leading from the kitchen is the breakfast room, which continues the hardwood flooring and benefits from a rear aspect window, radiator and single pendant light fitting, providing an ideal space for family dining.

The ground floor WC is positioned to the front of the property and is fitted with a WC and hand basin, hardwood flooring, radiator, single pendant light fitting and a front aspect window.

The conservatory leads from the dining room and offers a lovely additional reception space overlooking the garden. The conservatory benefits from carpet fitted to the floor and French doors opening onto the rear garden.

## First Floor

The first-floor landing provides access to all four bedrooms and the family bathroom. The landing features carpet fitted to the floor, a useful storage cupboard and two single pendant light fittings. There is also access to the loft which has a fixed ladder, part boarded with lighting.

The principal bedroom is positioned to the front of the property and benefits from a range of fitted wardrobes, carpet to the floor, single pendant light fitting and radiator. The principal bedroom further benefits from an en-suite bathroom comprising a bath tub, WC and hand basin, along with a heated towel rail, carpet fitted to the floor, spot lighting and a front aspect window.

Bedroom two is a generous double bedroom with a rear aspect window, carpet fitted to the floor, single pendant light fitting and radiator.

Bedrooms three and four have been created as part of the extension and offer two spacious and versatile rooms. Both bedrooms benefit from fitted carpet, radiators and single pendant light fittings. Bedroom three also provides access to loft storage, which includes a fixed ladder, boarding and lighting.

The rear aspect family bathroom is fully tiled and fitted with a bath tub with shower over, hand basin and WC. The hand basin and WC are housed within a fitted unit providing additional storage. Further benefits include spot lighting and a heated towel rail.

## External

Externally, the property continues to impress. To the front is a driveway providing off-road parking, along with a well-maintained lawned garden bordered with established shrubs. The rear garden is fully enclosed and features a patio area ideal for outdoor dining and entertaining, a lawn with established shrub borders and a garden shed, creating a private and family-friendly outdoor space.

The property further benefits from a fully fitted and serviced security alarm system and CCTV, offering peace of mind for you and your family. The integral garage provides power and lighting, along with a roller garage door for convenient vehicular access.

## Location

Blaxton is a popular village location offering excellent local amenities, highly regarded schools and strong transport links. There is easy access to Doncaster city centre and nearby motorway networks, making this an ideal location for families and commuters alike.

An extended and beautifully presented four bedroom detached family home, offered in ready to move into condition, with modern living accommodation, excellent outdoor space and a sought-after village location. To arrange a viewing, contact 3Keys Property today on 01302 867888.

## ENTRANCE HALL

### WC

0.79m x 1.65m (2' 7" x 5' 5")

## OPEN PLAN LOUNGE/DINER

3.44m x 7.20m (11' 3" x 23' 7") MAXIMUM MEASUREMENT



## CONSERVATORY

2.62m x 2.72m (8' 7" x 8' 11")

## OPEN PLAN KITCHEN/BREAKFAST ROOM

2.64m x 5.73m (8' 8" x 18' 10") MAXIMUM MEASUREMENT

## GARAGE

## FIRST FLOOR LANDING

### BEDROOM 1

3.02m x 3.82m (9' 11" x 12' 6") MAXIMUM MEASUREMENT

### ENSUITE

2.47m x 1.88m (8' 1" x 6' 2")

### BEDROOM 2

3.29m x 3.78m (10' 10" x 12' 5") MAXIMUM MEASUREMENT

## BATHROOM

2.38m x 2.46m (7' 10" x 8' 1") MAXIMUM MEASUREMENT

### BEDROOM 3

2.60m x 3.48m (8' 6" x 11' 5")

### BEDROOM 4

2.60m x 3.66m (8' 6" x 12' 0") MAXIMUM MEASUREMENT

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

Boiler – Conventional boiler installed in 2014

Loft – 2 lofts, both boarded with fixed ladders and lighting

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are regarding, 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.

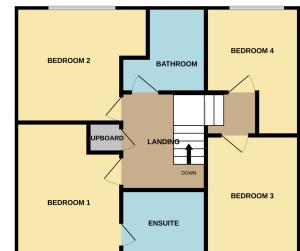
## Offer Procedure

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 care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. Measurements are approximate and not to scale. The floor plan is for guidance only and is not to scale. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The floor plan is not to scale. Made with Metrolinx 2020.