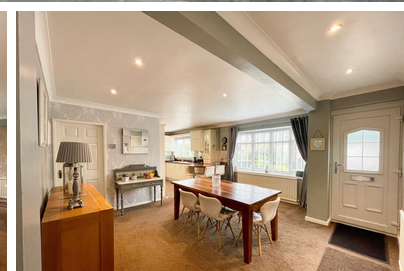
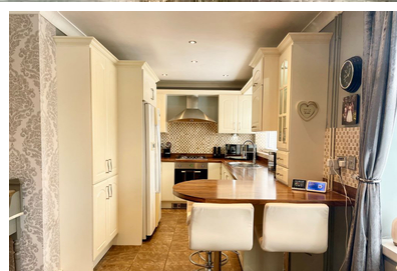


Anson Grove
Auckley
DN9 3QN
01302 867888



Ravenswood Drive, Doncaster

£325,000

3Keys Property are delighted to present to the open sales market, this 3 double bedroom detached bungalow situated in the heart of Auckley village, Doncaster. Situated on a large corner plot, this property has a spacious open plan kitchen/dining room, lounge, large conservatory and family bathroom. Benefitting from a detached garage which has been converted and could be used as an office with kitchen and shower room. There is plenty of parking space for 4 cars and landscaped gardens. Contact 3Keys Property for details 01302 867888.

- 3 DOUBLE BEDROOM DETACHED BUNGLAOW
- FULLY FITTED KITCHEN WITH BREAKFAST BAR
- LARGE CORNER PLOT NOT OVERLOOKED
- GARAGE CONVERTED TO OFFICE WITH KITCHEN AND SHOWER ROOM.
- LOCATED CLOSE TO AMENITIES AND SOUGHT AFTER SCHOOLS
- 2 RECEPTION ROOMS AND CONSERVATORY
- FAMILY BATHROOM WITH WALK IN SHOWER AND BATH TUB
- PARKING FOR 3 CARS
- AUCKLEY MAIN VILLAGE LOCATION
- EASY ACCESS TO MOTORWAY NETWORK AND CITY CENTRE

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market, this 3 double bedroom detached bungalow situated in the heart of Auckley village, Doncaster. Situated on a large corner plot, this property has a spacious open plan kitchen/dining room, lounge, large conservatory and family bathroom. Benefitting from a detached garage which has been converted and could be used as an office with kitchen and shower room. There is plenty of parking space for 4 cars and landscaped gardens.

The main entrance to the bungalow is situated at the front of the property off the well maintained and secure front garden and leads into the open plan dining room. The dining room offers access to the kitchen, lounge, bedroom 2 and the inner hallway. There is carpet to floor, spot lighting, front aspect bow window and 2 central heating radiators.

The kitchen is fully fitted with floor and wall units and contrasting worktops. Appliances include oven, hob, extractor hood, free standing American style fridge/freezer, plumbing for washing machine and dishwasher. There is a front aspect window, The kitchen has tiled splash backs and tiled floor, a large cupboard which houses the combi boiler and there is led spot lighting.

The lounge is a really good size and has a front aspect bay window, feature fireplace with gas fire, carpet to floor, single pendant light fitting and radiator. The lounge opens into a side aspect conservatory and also has French doors onto rear garden.

The large conservatory has French doors onto the garden, radiator and wall lights.

Bedroom 1 has a rear aspect window, carpet to floor, radiator and single pendant light fitting. Bedroom 2 is a double bedroom with rear aspect French doors onto garden, carpet to floor, radiator and single pendant light fitting. Bedroom 3 is double bedroom and has a rear aspect window, carpet to floor, radiator and single pendant light fitting.

The inner hallway gives access to Bedrooms 1 and 3 as well as the family bathroom and loft. There is carpet to floor, single pendant light fitting and a store cupboard. The loft has a ladder and lighting.

The bathroom offers a standalone bathtub, walk in shower, hand basin, W/C and benefits from PVC shower panelling to the walls and ceiling. Finished with tiled flooring, heated towel rail, spot lighting and side aspect obscured glass window.

EXTERNAL

The garage has been converted into a work space which also offers a kitchen and shower room. The kitchen area has fitted units, sink with hot and cold water supply and drainer, electrics for a cooker which has electrical certification which can be provided by the seller. The shower room has a wc, hand basin and walk in shower. There is a separate room currently being used as a bedroom by the current vendors, however, the conversion does not come with building regulations for this purpose as the vendors have not applied. Therefore this space would make a great office/work place.

To the front of the property is a secure garden with flowers, mature shrubs and trees. There is a large driveway which runs down the side of the property and can fit approximately 4 cars. There is access to the rear of the property via a secure gate.

The spacious rear garden is mainly laid to lawn with a large decking and 3 storage sheds. The garden is private and well stocked with mature shrubs and trees. There is outdoor plumbing for a washing machine which is housed in a storage container, outside lighting and a water tap.

Auckley is a highly sought after village on the outskirts of Doncaster. Surrounded by farm land, woods and with a lovely river walk, there is plenty of areas to explore. Also within close distance to local amenities such as a pharmacist, doctors surgery, hair salon, convenience store, church and an award winning fish and chip shop. There are many other amenities and the Yorkshire Wildlife Park is in walking distance or a short drive away. There is easy access to the motorway network and the area is well serviced with public transport and highly sought after schools and 6th form college.

To view, contact 3Keys Property 01302 867888.

DINING ROOM

4.49m x 4.40m (14' 9" x 14' 5")

LOUNGE

1.70m x 2.24m (5' 7" x 7' 4") 3.81m x 3.70m (12' 6" x 12' 2") NOT INTO BAY

KITCHEN

2.36m x 3.41m (7' 9" x 11' 2")

CONSERVATORY

3.64m x 4.04m (11' 11" x 13' 3")

INNER HALLWAY

1.13m x 1.84m (3' 8" x 6' 0")

BEDROOM 1

3.61m x 3.47m (11' 10" x 11' 5")

BEDROOM 2

3.12m x 3.47m (10' 3" x 11' 5")

BEDROOM 3

2.99m x 2.57m (9' 10" x 8' 5")

BATHROOM

2.11m x 2.84m (6' 11" x 9' 4")

WORK SPACE - CONVERTED GARAGE

2.88m x 7.10m (9' 5" x 23' 4")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

Loft - ladder

Boiler - Combination boiler installed in 2011 with HIVE Thermostat control

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 the vendor.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of actual dimensions should only be taken as a guide and not relied upon. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, appliances and fixtures shown here are not intended and no guarantee as to their operability or efficiency can be given. Model with reference 01004.

