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Lower Pasture, Doncaster

£359,950

3Keys Property are delighted to present to the open sales market this 4 bedroom detached family home in Blaxton, Doncaster. Located on a popular development, this spacious family home briefly comprises of: entrance hallway, front facing lounge, dining room, kitchen, conservatory, utility room and ground floor W/C, principle bedroom with en suite, 3 further bedrooms and family bathroom. The property benefits from solar panels which are owned by the current vendors and a brand new conventional boiler which has just been replaced. There is a blocked paved driveway for 3 cars, integral garage with power and lighting and landscaped rear garden. Situated close to local amenities, to view, contact 3Keys Property today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT WITH NEW CONVENTIONAL BOILER & HIVE HUB SYSTEM
- CONSERVATORY OVERLOOKING THE GARDEN
- PRINCIPLE BEDROOM WITH EN SUITE
- NOT OVERLOOKED TO THE REAR
- POPULAR DEVELOPMENT ON BOUNDARY OF BLAXTON AND FINNINGLEY
- LOUNGE AND SEPARATE DINING ROOM
- UTILITY & GROUND FLOOR W/C
- ENERGY SAVING SOLAR PANELS OWNED BY THE HOMEOWNER
- INTEGRAL GARAGE AND DRIVEWAY FOR SEVERAL CARS

PROPERTY DESCRIPTION

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GROUND FLOOR

Leading from the block paved driveway is the spacious entrance hallway which offers access to the lounge, kitchen, ground floor W/C and stairs leading to the first floor accommodation. Finished with wood effect flooring with electric under floor heating, storage cupboard, central heating radiator and single pendant light fitting.

A front aspect lounge with bay window, finished with gas fire and surround, carpet to the floor, 2 central heating radiators and 2 single pendant light fittings. French doors lead into the rear aspect dining room with wood effect laminate flooring, central heating radiator and single pendant light fitting. Doors lead to the conservatory and kitchen.

The conservatory is another great reception room to this spacious home with a solid roof making it usable all year round. Windows over look the garden and French doors lead to the patio area. Finished with tiled flooring, electric under floor heating and spot lighting.

A rear facing kitchen offers a mix of wall and floor units with contrasting work surface and tiled splash backs. There is a range of integrated appliances to include double oven, hob, extractor fan, fridge and dishwasher. The kitchen opens into the utility room with rear access door, plumbing for washing machine and tumble dryer, finished with tiled flooring, central heating radiator and strip light. To complete the downstairs there is a W/C with hand basin, side aspect window and finished with tiled flooring, central heating radiator and single pendant light fitting.

FIRST FLOOR

Stairs lead up to the landing which offers access to all 4 bedrooms and the family bathroom. There is a storage cupboard and access to the loft which is partially boarded with a light. Finished with carpet to the floor, central heating radiator and single pendant light fitting.

The principle bedroom is front facing and benefits from an en suite. Finished with carpet to the floor, central heating radiator and single pendant light fitting. The fully tiled en suite with side aspect window offers a walk in shower, hand basin and W/C, finished with heated towel radiator and single pendant light fitting.

Bedroom 2 is a front facing double with wood effect laminate floor, central heating radiator and single pendant light fitting. Bedroom 3, a further double with rear facing window finished with carpet to the floor, central heating radiator and single pendant light fitting. Bedroom 4, a large single finished with wood effect laminate floor, central heating radiator and single pendant light fitting.

The partially tiled family bathroom with bathtub and overhead shower, hand basin and W/C. A rear aspect obscured glass window, finished with vinyl flooring, radiator and single pendant light fitting.

EXTERNAL

To the front of the property is a block paved driveway for 3 cars and a shrub border. There is access to the rear of the property via a secure gate. The rear garden is not overlooked and has a patio and raised decking area with a range of manicured, mature shrubs and flowers. The integral garage has an up and over door with power and lighting.

HALLWAY

LOUNGE

3.57m x 5.52m (11' 9" x 18' 1") Not into bay

DINING ROOM

3.58m x 3.35m (11' 9" x 11' 0")

CONSERVATORY

2.61m x 3.55m (8' 7" x 11' 8")

KITCHEN

2.85m x 4.46m (9' 4" x 14' 8")



UTILITY

1.97m x 2.32m (6' 6" x 7' 7")

WC

.84m x 2.49m (2' 9" x 8' 2")

PRINCIPAL BEDROOM

3.58m x 3.57m (11' 9" x 11' 9") MIN MEASUREMENT

ENSUITE

1.77m x 2.56m (5' 10" x 8' 5")

BEDROOM 2

3.44m x 3.58m (11' 3" x 11' 9")

BEDROOM 3

2.49m x 3.48m (8' 2" x 11' 5") MIN MEASUREMENTS

BEDROOM 4

2.54m x 2.93m (8' 4" x 9' 7")

BATHROOM

1.72m x 2.32m (5' 8" x 7' 7")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – TBC

Tenure – FREEHOLD

Boiler - NEWLY INSTALLED CONVENTIONAL BOILER

Loft - PART BOARDED WITH LIGHT AND POWER

Garage - UP AND OVER DOOR WITH POWER AND LIGHTING

Parking - BLOCK PAVED DRIVEWAY FOR 3 CARS

Energy - SOLAR PANELS OWNED BY VENDOR

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



59, LOWER PASTURE, DONCASTER DN9 3RF

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