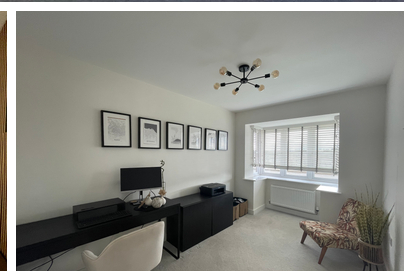


Anson Grove
Auckley
DN9 3QN
01302 867888



Brinsley Way, Doncaster
£330,000

3Keys Property are delighted to offer this beautiful 4 DOUBLE BEDROOM DETACHED family home to the open sales market. This property is situated on a premium plot on the new Simpson Park development in Bircotes, Doncaster. Offered in immaculate condition inside and out and measuring 1450sq ft of internal accommodation including 4 double bedrooms, 2 reception rooms, spacious kitchen/dining room, utility room, ground floor wc, family bathroom with bath tub and walk in shower, ensuite to principal bedroom, detached garage, parking for 2 cars, and beautifully landscaped gardens; this property easily satisfies the living accommodation required for a larger family. To view this stunning home, contact 3Keys Property today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME
- SEPARATE LOUNGE WITH BAY WINDOW
- KITCHEN / DINER WITH FRENCH DOORS ONTO THE GARDEN
- GROUND FLOOR WC & UTILITY ROOM
- DETACHED GARAGE & DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS
- NO ONWARD CHAIN
- DINING ROOM WITH BAY WINDOW
- PRINCIPAL BEDROOM WITH ENSUITE
- FULLY TILED BATHROOM WITH BATH TUB & WALK IN SHOWER
- REAR ASPECT LANDSCAPED GARDEN

PROPERTY DESCRIPTION

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GROUND FLOOR

You are welcomed by a lovely bright entrance hallway which gives access to the lounge, 2nd reception room, kitchen/diner, ground floor W/C and stairs leading up to the first floor accommodation. There is a storage cupboard, wood effect high quality LVT flooring which runs throughout most rooms to the ground floor, carpet to stairs, two single pendant light fittings and central heating radiator.

The heart of the home is the fully fitted kitchen/dining room with a beautiful range of floor and wall units with contrasting worktops; integrated appliances including fridge, freezer, double oven, 4 burner gas hob, extractor fan, dishwasher and 1 1/2 sink with mixer tap. Large French doors lead onto the patio, making it a great area for entertaining friends and family. Rear aspect window, spot lighting in the kitchen with single pendant light fitting over the dining table and central heating radiators.

The utility has a sink with mixer tap and offers integrated washing machine, floor and wall units. A side access door leads to the garden, single pendant light fitting and central heating radiator.

A spacious formal lounge with a large bay window providing a lovely view of the open aspect to the front of the property. Carpet to the floor, two single pendant light fittings and central heating radiator.

A front facing 2nd reception room with carpet to floor, single pendant light fitting and central heating radiator. This room could be used as a formal dining room, snug/playroom or office depending on your needs.

W/C with hand basin, single pendant light fitting and central heating radiator.

FIRST FLOOR

The landing offers access to the bedrooms and family bathroom. There is a large airing cupboard, carpet to the floor, single pendant light fitting and central heating radiator.

A spacious front aspect principal bedroom with ensuite bathroom. Carpet to the floor, single pendant light fitting, and central heating radiator.

The fully tiled ensuite offers a walk in shower, hand basin and W/C. Obscure glass front aspect window, spot lighting and heated towel rail. The floor is also tiled.

Bedroom 2 is a front aspect double bedroom with carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 3 is a rear aspect double bedroom with carpet to the floor, single pendant light fitting, loft access and central heating radiator.

Bedroom 4 is also a rear aspect double bedroom with carpet to the floor, single pendant light fitting and central heating radiator.

A beautiful, fully tiled family bathroom with bath tub, separate walk in shower, hand basin and W/C. Obscure rear aspect glass window, tiled floor, spot lighting and heated towel rail.

EXTERNAL

To the front of this property is a well maintained, low maintenance landscaped garden with mature shrubs, artificial grass and tiled entrance. The rear garden is beautifully landscaped and fully enclosed with a spacious porcelain tiled patio and paving, out door lighting, artificial grass lawn, flower and shrubs in raised wood planters. There is access to the detached garage via a pedestrian door and a gate to the double driveway. The detached garage has loft storage, power and lighting. The property is protected by an alarm and cctv security system.

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PROPERTY DESCRIPTION

ENTRANCE HALL



LOUNGE

3.32m x 5.37m (10' 11" x 17' 7") NOT INTO BAY WINDOW

2ND RECEPTION ROOM

2.49m x 3.52m (8' 2" x 11' 7") NOT INTO BAY WINDOW

KITCHEN/DINING ROOM

2.93m x 8.01m (9' 7" x 26' 3") MAXIMUM MEASUREMENT

GROUND FLOOR WC

.92m x 1.60m (3' 0" x 5' 3")

UTILITY ROOM

1.52m x 1.60m (5' 0" x 5' 3")

LANDING

BEDROOM 1

3.40m x 4.51m (11' 2" x 14' 10") NOT INCLUDING RECESS

ENSUITE

1.65m x 2.15m (5' 5" x 7' 1") MAX MEASUREMENT

BEDROOM 2

2.64m x 4.12m (8' 8" x 13' 6")

BEDROOM 3

2.64m x 3.78m (8' 8" x 12' 5")

BEDROOM 4

3.24m x 3.14m (10' 8" x 10' 4") MAX MEASUREMENT

BATHROOM

2.02m x 2.57m (6' 8" x 8' 5")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – B

Tenure – Freehold

Boiler – Conventional boiler.

Loft - No ladder or boarding

DISCLAIMER

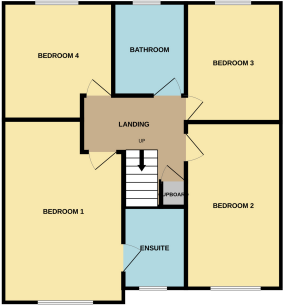
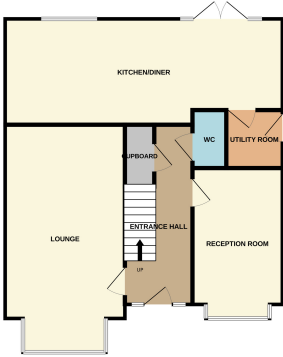
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Offer Procedure

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, bedrooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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