

Anson Grove
Auckley
DN9 3QN
01302 867888



Hartshorn Road, Doncaster

£345,000

3Keys Property are delighted to offer for sale the beautiful 4 double bedroom detached family home to the open sales market. The current owners have paid for many upgrades to this Albemarle Home and have continued to further improve the property since completion of the build in 2021. The property benefits from a beautifully fitted kitchen with extra units added since purchase, quartz work tops and integrated appliances, utility and front aspect lounge. All 4 bedrooms have fitted wardrobes and both the family bathroom, ensuite and ground floor wc are fully tiled. The gardens have been landscaped to a very high standard and there is an integral garage which has been fully plastered with fitted skirting board and vinyl tiled flooring. This new development is ideally situated for access to schools, local amenities and offers easy access to the M18 motorway. To view this beautiful family home, contact 3Keys Property on 01302 867888.

- 4 DOUBLE BEDROOMS WITH FITTED WARDROBES
- IMMACULATE CONDITION THROUGHOUT
- GROUND FLOOR WC & UTILITY
- ALL BATHROOMS UPGRADED/FULLY TILED
- INTEGRATED APPLIANCES AND A SMEG RANGE DUAL FUEL 6 RING GAS COOKER INCLUDED

- CURRENT VENDORS HAVE MADE MANY IMPROVEMENTS TO THIS PROPERTY SINCE PURCHASING
- MASTER BEDROOM WITH ENSUITE
- BEAUTIFULLY LANDSCAPED GARDENS WITH WOOD PERGOLA AND DOUBLE PANELLED FENCING.
- STUNNING FULLY FITTED KITCHEN/DINING ROOM WITH ADDITIONAL UNITS ADDED AND QUARTZ WORKTOPS
- CLOSE TO LOCAL AMENITIES WITH EASY ACCESS TO M18 MOTORWAY

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale the beautiful, upgraded 4 double bedroom detached family home to the open sales market. The current owners have paid for many upgrades to this Albemarle Home and have continued to further improve the property since completion of the build in 2021.

The property benefits from a beautifully fitted kitchen with extra units added since purchase, quartz work tops and integrated appliances, dining area with French doors onto the garden patio, utility, ground floor wc and front aspect lounge. All 4 bedrooms have fitted wardrobes and both the family bathroom and ensuite are fully tiled. The gardens have been landscaped to a very high standard and there is an integral garage which has been fully plastered with fitted skirting board and vinyl flooring. The property is alarmed and the garage has a sectional door for vehicle access. All light fittings and blinds are included in the sale.

GROUND FLOOR

A spacious hallway gives access to the lounge, kitchen/dining room, garage and stairs to the first floor. Fully tiled with radiator and single pendant light fitting. The lounge has fitted carpet, radiator, low level fitted media unit and a front and side aspect window.

The kitchen has been upgraded to include additional units to the range of floor and wall units as well as breakfast bar that come as standard, the work tops are solid Quartz with upstands and there is a range of integrated appliances which include fridge, freezer, dishwasher and extractor hood. There is a free standing SMEG range double oven with a 6 gas burner hob which will be included in the sale. The units benefit from led lighting and there is led down lighting to the kitchen with a tv aerial socket and modern light fitting which will remain as will all other light fittings in this property. There is a rear aspect window overlooking the immaculate garden and French doors which lead you to the block paved patio.

The utility has floor and wall units with work tops, plumbing for the washing machine, dryer and side aspect door which has had the clear glass replaced by obscure glass. Ground floor wc has a rear aspect obscure glass window, wc and handbasin. This room is fully tiled throughout with led down lighting and heated towel rail.

FIRST FLOOR ACCOMMODATION

Landing is spacious with fitted carpet and a front aspect window. There is a cupboard housing the storage tank and access to the loft.

The master bedroom has fitted wardrobes with mirrored sliding doors, front aspect window, single pendant light fitting, fitted carpet and radiator. The ensuite is fully tiled to walls and floor with a walk-in shower, wc, hand basin with units underneath, side aspect obscure glass window, heated towel rail and led downlighting.

Bedroom 2 has fitted wardrobes with mirrored sliding doors, front aspect window, single pendant light fitting, fitted carpet and radiator. Bedroom 3 has fitted wardrobes with mirrored sliding doors, rear aspect window, single pendant light fitting, fitted carpet and radiator and bedroom 4 has fitted wardrobes with mirrored sliding doors, rear aspect window, single pendant light fitting, fitted carpet and radiator.

The family bathroom is fully tiled to walls and floor with a white suite comprising bath tub, hand basin and wc. There is a heated towel rail with led down lighting and rear aspect obscure glass window.

The integrated garage has an access door off the hallway. The garage has been plastered throughout with skirting board fitted, strip lighting, alarm fitted and sectional garage door for vehicle access. The floor has a vinyl covering and this room is currently used for storage and a utility area. There is access to an internal store to the rear of the garage which is also plastered and houses the boiler.

EXTERNAL

The current owners paid extra to have the double driveway and front garden block paved and landscaped with decorative stone, raised composite planters with shrubs and decking rope boundary. The front garden has black wrought iron railings and secure composite gate to the rear garden which has been fully landscaped to include a spacious block paved patio, luxury quality artificial grass lawn, porcelain tiled path and patio area with large wooden pergola. There are raised rendered planters with shrubs and the garden has external lighting and water tap.

This new development is ideally situated for access to schools, local amenities and offers easy access to the M18 motorway. To view this beautiful family home, contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.85m x 4.20m (12' 8" x 13' 9")

KITCHEN/DINING ROOM

2.5m x 5.86m (8' 2" x 19' 3")



UTILITY

1.68m x 1.90m (5' 6" x 6' 3")

WC

MASTER BEDROOM

3.56m x 3.85m (11' 8" x 12' 8")

ENSUITE

1.70m x 2.64m (5' 7" x 8' 8")

BEDROOM 2

3.42m x 3.59m (11' 3" x 11' 9")

BEDROOM 3

3.27m x 2.93m (10' 9" x 9' 7")

BEDROOM 4

2.11m x 3.4m (6' 11" x 11' 2")

BATHROOM

2.11m x 1.92m (6' 11" x 6' 4")

GARAGE

2.5m x 5.00m (8' 2" x 16' 5")

ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – B

Tenure – Freehold

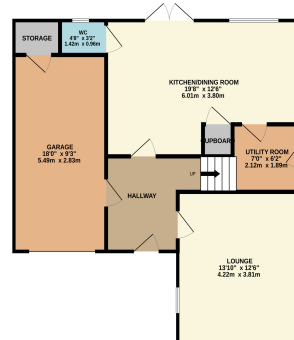
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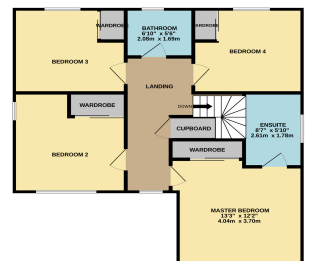
Offer Procedure

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
719 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of actual dimensions should be taken before any offer is made. All measurements are given to the best of our knowledge and are not intended to constitute a contract. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
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