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## Westminster Drive, Doncaster

£220,000

3Keys Property are delighted to present to the open sales market this 3 bedroom detached property in Dunsville, Doncaster, offered with no onward chain. Situated within a quiet cul de sac on this popular development, this family home offers a fitted kitchen, spacious lounge/dining room, large conservatory, 3 double bedrooms, ensuite and family bathroom. Garage and parking for 2 cars. To view this property, contact 3Keys Property today 01302 867888.

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- POPULAR DUNSVILLE DEVELOPMENT
- LARGE CONSERVATORY
- FAMILY BATHROOM
- INTEGRAL GARAGE WITH ELECTRIC ROLLER DOOR
- NO ONWARD CHAIN
- OPEN PLAN LOUNGE & DINING AREA
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- PRIVATE REAR GARDEN WITH PATIO AREA
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

## PROPERTY DESCRIPTION

Keys Property are delighted to present to the open sales market this 3 bedroom detached property in Dunsville, Doncaster, offered with no onward chain. Situated within a quiet cul de sac on this popular development, this family home offers a fitted kitchen, spacious lounge/dining room, conservatory, 3 double bedrooms, ensuite and family bathroom. Garage and parking for 2 cars.

## GROUND FLOOR

Entrance porch gives access to the lounge/diner. The floor is tiled, front aspect window, single pendant light fitting and central heating radiator.

A spacious and bright lounge/diner with front and rear aspect window, new carpet to floor, 2 single pendant light fittings and 2 central heating radiators. Door leading to Kitchen.

The kitchen is fitted with a range of floor and wall units, there is space for fridge/freezer, plumbing for washing machine, integrated oven, hob with extractor hood. There is a rear aspect door which leads to the conservatory and a rear aspect window overlooking the garden. Tiled floor, spot lighting and central heating radiator.

## FIRST FLOOR

To the first floor, there are 3 double bedrooms, ensuite and family bathroom. The principal bedroom has rear aspect window, fitted wardrobes and furniture, new fitted carpet to floor, single pendant light fitting and central heating radiator.

The principal bedroom benefits from a part tiled ensuite with walk in shower, hand basin and W/C. Rear aspect obscure glass window, vinyl floor covering, radiator and single pendant light fitting.

The 2nd double bedroom is front aspect with new fitted carpet, single pendant light fitting and central heating radiator.

Finally, the 3rd small double bedroom has a front aspect window, finished with new carpet, central heating radiator and single pendant light fitting.

The family bathroom is part tiled with suite comprising bath tub, hand basin, W/C, rear aspect obscure glass window,

The landing has a storage cupboard, radiator, single pendant light fitting, access to loft and new fitted carpet to floor.

Externally, this property benefits from being situated in a quiet cul de sac on this popular development in Dunsville, Doncaster. There is access to the rear of the property through a side gate.

The rear garden has a patio area and grass lawn with mature shrub borders. The integral garage has a roller door, power and lighting. To the front of the property is a spacious driveway providing parking for 2 cars.

Dunsville is a semi rural village situated close to motorway access and sought after schools. The village is well serviced by public transport and has many local amenities including Quarry Park for locals to enjoy. This property is the perfect choice for the growing family and those commuting outside of Doncaster. To view this property, contact 3Keys Property today 01302 867888.

## PORCH

## LOUNGE/DINING AREA

3.24m x 7.09m (10' 8" x 23' 3") MAX MEASUREMENT

## KITCHEN

3.28m x 2.89m (10' 9" x 9' 6")



## CONSERVATORY

2.97m x 4.25m (9' 9" x 13' 11")

## BEDROOM 1

2.59m x 4.37m (8' 6" x 14' 4")

## ENSUITE

1.49m x 2.22m (4' 11" x 7' 3")

## BEDROOM 2

3.15m x 2.65m (10' 4" x 8' 8")

## BEDROOM 3

2.70m x 2.63m (8' 10" x 8' 8")

## BATHROOM

1.69m x 2.26m (5' 7" x 7' 5")

## LANDING

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

Boiler - Original conventional boiler with storage tank.

Loft - With no ladder. Part boarded.

## 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 of 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 attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, 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 not be used as such for any prospective purchase. The prices, features and specifications shown have not been tested and no guarantee is given for their accuracy or otherwise. © 2014. Keys Property Ltd.