



Ellers Road, Doncaster

£295,000

3Keys Property is delighted to present for sale this FULLY REFURBISHED and extended 3-bedroom semi detached property, located in the popular Bessacarr area, Doncaster. This property is tastefully decorated and features a spacious fully fitted kitchen/dining room extension with large French doors opening onto the garden, front aspect lounge, 3 double bedrooms, a refurbished family bathroom and ground floor W/C. There is a spacious driveway with parking space for 2 cars. This home is a great opportunity for a growing family and is offered in excellent condition throughout. For more details, please contact 3Keys Property at 01302 867888.

- 3 BEDROOM SEMI DETACHED EXTENDED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN AND DINING AREA
- FRONT ASPECT LOUNGE WITH BAY WINDOW
- LARGE PRIVATE REAR GARDEN
- EASY ACCESS TO AMENITIES AND LOCAL TRANSPORT LINKS
- FULLY REFURBISHED AND PRESENTED IN IMMACULATE CONDITION THROUGHOUT.
- GROUND FLOOR WC & UTILITY ROOM
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- DRIVEWAY FOR 2 CARS

PROPERTY DESCRIPTION

3Keys Property is delighted to present for sale this FULLY REFURBISHED and extended 3-bedroom semi detached property, located in the popular Bessacarr area in Doncaster. This property is tastefully decorated throughout and features a spacious fully fitted kitchen/dining room extension with large French doors opening onto the garden, front aspect lounge, 3 double bedrooms, a refurbished family bathroom and ground floor W/C. There is a driveway with parking space for 2 cars. This home is a great opportunity for a growing family and is offered in excellent condition throughout.

GROUND FLOOR

A porch area leading to a stylish entrance hall which gives access to lounge, downstairs w/c, kitchen/dining room and stairs to first floor accommodation, With wood flooring, single pendant light fitting and radiator.

The lounge has a large front aspect bay window, floor is fitted with carpet, radiator and single pendant light fitting.

Adding the wow factor to this property is the open plan kitchen/diner which is fitted with a range of floor and wall units with stunning wood worktops and central island. Integrated appliances include oven, induction hob and dishwasher. There is a side aspect window and french doors to the rear of the property which leads to the patio area, wood effect laminate flooring , triple pendant light fitting over the island, 2 further pendant light fittings and 2 radiators.

The open plan kitchen/dining room leads to a separate utility room which is fitted with a range of floor to wall units and has plumbing for a washing machine, the same stylish wood effect laminate floor flowing from the kitchen, single pendant light fitting and radiator, there are french door which lead out the spacious rear garden. There is also a door that leads to a small courtyard which has access to the garage.

Ground floor W/C which is beautifully decorated with stylish wallpaper and wood panelling includes WC with hand basin, wooden flooring , and single pendant light fitting.

FIRST FLOOR

Landing with side aspect window, carpet fitted to floor, radiator and access to loft. The landing gives access to all 3 bedrooms and the family bathroom.

Bedroom 1 is front aspect with a beautiful bay window. Carpet fitted to floor, radiator, had fitted wardrobes and single pendant light fitting.

Bedroom 2 is a double with rear aspect window, carpet fitted to floor, 2 radiators and 2 single pendant light fittings.

Bedroom 3 is a double bedroom with rear aspect window, With carpet fitted to floor, radiator and 2 single pendant light fittings.

The fully tiled family bathroom has been refurbished with a white suite with shower over bath tub, hand basin and wc. There is a front aspect obscure glass window, radiator, spot lights to ceiling and tiled floor.

EXTERNAL

To the front of the property is a driveway for up to 2 vehicles and front lawned garden which is low maintenance, the driveway leads to the front of the property and single garage with pull over door. The rear garden is accessed from both the kitchen/ dining room and utility, the garden has a beautiful patio area which leads to a lawned area with shrubs and plants, at the bottom of the garden there is a large shed which can be used as storage, there is a trampoline built into the ground and the garden benefits from being South facing therefore having access to the sun throughout the day and evening.

The property is situated in the highly sought after area of Bessacarr Doncaster. The property is well located for local amenities and schools. Also offering easy access to the motorway network, the city centre and local transport links. To view this stunning family home, contact 3Keys Property on 01302 867888.

PORCH/ ENTRANCE

1.601m x 1.01m (5' 3" x 3' 4")



HALLWAY

1.726m x 4.354m (5' 8" x 14' 3")

LOUNGE

3.661m x 3.38m (12' 0" x 11' 1")

KITCHEN/ BREAKFAST ROOM

4.269m x 5.606m (14' 0" x 18' 5")

UTILITY ROOM

1.93m x 3.33m (6' 4" x 10' 11")

BEDROOM 1

3.66m x 3.395m (12' 0" x 11' 2") 3.032m x 3.395m (9' 11" x 11' 2")

BEDROOM 2

2.826m x 5.538m (9' 3" x 18' 2")

BEDROOM 3

2.55m x 4.82m (8' 4" x 15' 10")

FAMILY BATHROOM

1.706m x 2.431m (5' 7" x 8' 0")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: D

COUNCIL TAX BAND: D

LOFT - With single pendant light fitting, part boarded and fixed ladder.

HEATING - Gas central heating with combi boiler which is serviced annually.

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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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (compiled from measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The position, quantity and approximate dimensions have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor CADD