

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Dursley Court, Doncaster

£372,000

**\*\*MUST BE VIEWED\*\*** 3Keys Property are delighted to offer for sale this immaculate, 4/5 bedroom detached family home situated in the heart of Auckley Village, Doncaster, close to highly sought after schools and 6th form college. This recently refurbished property benefits from a first floor extension and a part conversion of the garage into a utility room and play room/office space, a modern bathroom and ensuite. With ground floor WC, utility and ensuite to master bedroom, this property ticks every box.

- 4 BEDROOM FAMILY HOME WITH OFFICE/DRESSING ROOM
- IMMACULATE CONDITION
- MASTER BEDROOM WITH FULLY TILED ENSUITE
- PLAY ROOM/HOBBY ROOM
- SOUGHT AFTER CUL-
- EXTENDED AND FULLY REFURBISHED THROUGHOUT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY AND GROUND FLOOR WC
- BLOCK PAVED DRIVEWAY FOR 2 CARS
- LOCAL SCHOOLS AND AMENITIES WITHIN WALKING DISTANCE

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this immaculate, 4/5 bedroom detached family home situated in the heart of Auckley Village, Doncaster, close to highly sought after schools and 6th form college. This recently refurbished property benefits from a first floor extension and a part conversion of the garage into a utility room and play room/office space, a modern bathroom and ensuite. With ground floor WC, utility and ensuite to master bedroom, this property ticks every box.

Accommodation briefly comprises entrance hall, ground floor wc, lounge with bay window, dining room with French doors onto the garden, fully fitted cream high gloss kitchen with integrated appliances, open plan utility area leading into a playroom/office space adds to the reception rooms downstairs. To the first floor, there is a spacious master bedroom with modern ensuite, 2 further double bedrooms and 2 single bedrooms, one of which is being used as an office. The family bathroom is mainly tiled with a white contemporary suite which includes a bath tub with shower over, hand basin and wc and the spacious landing has a store cupboard as well as loft access.

To the front of the property is a neat block paved driveway for at least 2 cars, access to the converted garage which provides additional storage and a grass lawn. There is side access to the rear garden which is mainly laid to lawn with a patio area and garden shed.

Auckley is a highly sought after village which provides easy access to the M18 Motorway, making an easy commute to neighbouring towns and cities. There are good local transport links to everywhere in Doncaster including the City Centre. Auckley benefits from being close to the award winning Yorkshire Wildlife Park and has highly sought after schools as well as a 6th form college. To view this property, contact 3keys Property today 01302 867888.

## HALLWAY

1.05m x 4.13m (3' 9" x 13' 7") Wood effect laminate flooring, radiator, single pendant light fitting and stairs to first floor.

## LOUNGE

3.34m x 4.88m (10' 11" x 16' 0") Front aspect bay window, wood flooring, 2 x radiators, single pendant light fitting and opening to dining room.

## DINING ROOM

2.66m x 3.03m (8' 9" x 9' 11") French doors onto rear garden, wood flooring, single pendant light fitting and door leading to kitchen.

## KITCHEN

2.71m x 3.01m (8' 11" x 9' 11") Fully fitted with a range of cream high gloss floor and wall units, integrated appliances to include double oven, hob, dish washer, contrasting worktop, spot lights, under stair cupboard and single pendant light fitting.

## UTILITY/PLAYROOM

2.37m x 6.64m (7' 9" x 21' 9") Fitted with wall units and work bench, plumbing for washing machine, space for dryer and American style fridge freezer, side aspect window, door to rear garden. Currently used as a play room, the extra space could be used for an extra reception space/hobby room, with laminate flooring, radiator and spot lights.

## W/C

0.84m x 1.94m (2' 9" x 6' 4") WC, hand basin, heated towel rail, single pendant light fitting and laminate flooring.

## LANDING

Carpet to floor, radiator, single pendant light fitting, loft access and store cupboard.

## MASTER BEDROOM

3.65m x 4.04m (12' 0" x 13' 3") Front aspect window, carpet to floor, spot lights and radiator.

## EN-SUITE

1.76m x 2.37m (5' 9" x 7' 9") Fully tiled with walk in shower, hand basin, wc, heated towel rail, front aspect obscure glass window and spot lighting.

## BEDROOM 2

2.40m x 3.90m (7' 10" x 12' 10") Front aspect window, carpet to floor, single pendant light fitting and radiator.

## BEDROOM 3

3.16m x 2.56m (10' 4" x 8' 5") Rear aspect window, carpet to floor, single pendant light fitting and radiator.

## BEDROOM 4

2.35m x 3.28m (7' 9" x 10' 9") Rear aspect window, carpet to floor, single pendant light fitting, radiator and loft access.

## OFFICE/DRESSING ROOM

2.30m x 2.14m (7' 7" x 7' 0") Rear aspect window, carpet to floor, single pendant light fitting and radiator.

## BATHROOM

1.93m x 1.86m (6' 4" x 6' 1") Part tiled contemporary bathroom with white suite comprising of bath tub with shower over, hand basin, wc, heated towel rail, side aspect obscure glass window and spot lighting.

## EXTERNAL

To the front of the property is a block paved driveway offering parking for 2 cars, a grass lawn and integral garage which has been converted into the breakfasting room and a store area which is accessed via the garage door. There is access to the rear garden which is mainly laid to lawn and a patio area. The garden is private and fully enclosed and has a garden shed for additional storage.

## ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

## DISCLAIMER

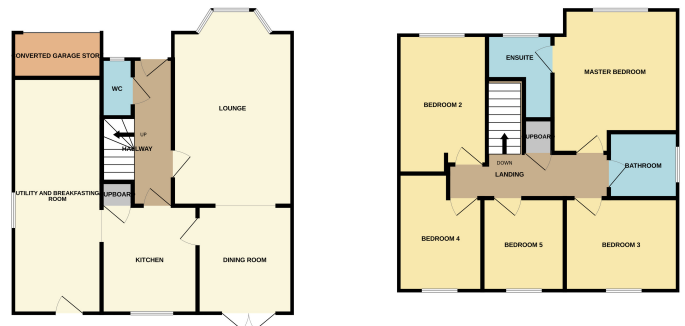
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## Offer Procedure

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 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  
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, fixtures and fittings shown here have not been tested and no guarantee is given for their operation or delivery (as far as they are shown).

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