

1 Anson Grove, Auckley



Offers In Region Of £285,000

An impressive, spacious and well presented four bedroom detached family home, ideally positioned within the highly regarded and sought-after village of Auckley. Offering stylish, contemporary accommodation arranged over two floors, this superb property is perfectly suited to modern family life and enjoys easy access to an excellent range of local amenities, highly regarded schools and sixth form college, countryside walks and excellent transport links. Offered to the market with NO FORWARD CHAIN, the property combines generous room proportions with a modern, versatile layout, creating a wonderful home that is equally suited to relaxed everyday living and entertaining family and friends.

The accommodation opens into a welcoming reception hall, providing access to the principal ground floor rooms. A generous sitting room provides an inviting space in which to relax and features double doors opening directly into the impressive dining kitchen, creating a fantastic flow between the two main living areas.

The dining kitchen forms a real heart of the home, providing ample space for a large dining table and making it ideal for family mealtimes, social occasions and entertaining. Complementing the kitchen is a useful utility room, while a ground floor guest cloakroom adds further practicality.

Also positioned on the ground floor is a separate study, providing an excellent dedicated home-working space, although its versatility would allow it to be used as a playroom, snug or hobby room depending upon individual requirements.

To the first floor, the spacious landing gives access to four well-proportioned bedrooms. The main bedroom provides an attractive retreat and benefits from its own stylish ensuite shower room. Three further good-sized bedrooms provide excellent accommodation for children, guests or additional home-working space and are served by an attractive contemporary family bathroom.

Outside, the property continues to impress with an attractive suntrap walled rear garden, offering a particularly private and secure setting for families. Predominantly laid to lawn, the garden also incorporates a paved seating and entertaining area, perfect for outdoor dining, barbecues and relaxing during the warmer months.

Gated access leads from the garden towards the detached single garage and off-road parking, providing both secure storage and convenient parking facilities.

Auckley remains a desirable residential locations, particularly popular with families due to its excellent schooling and convenient access to everyday amenities. The village and surrounding area provide a good selection of shops, services and leisure facilities, while highly regarded schools and sixth form education are conveniently placed nearby.

For those who enjoy the outdoors, there are numerous countryside walks and rural surroundings close at hand, while Yorkshire Wildlife Park and the wider leisure and recreational facilities around the Doncaster area are also within easy reach.

Excellent road connections provide convenient access towards Doncaster, Bawtry and the surrounding villages, together with straightforward links to the region's motorway network, making the property well positioned for commuters.



3



4



5



6



7



8



9



10



11



12



13



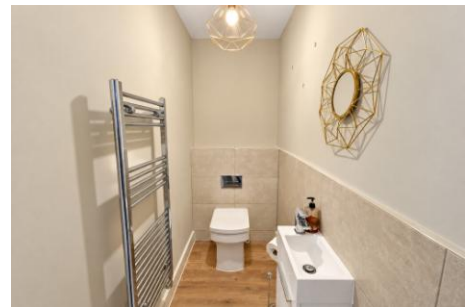
14



15



16



17



18



19



20



21



22



23



24



25



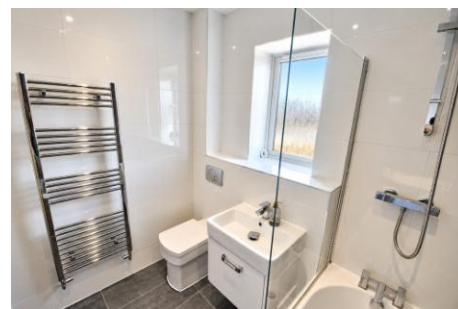
26



27



28



29



30



31



32



33



34



35

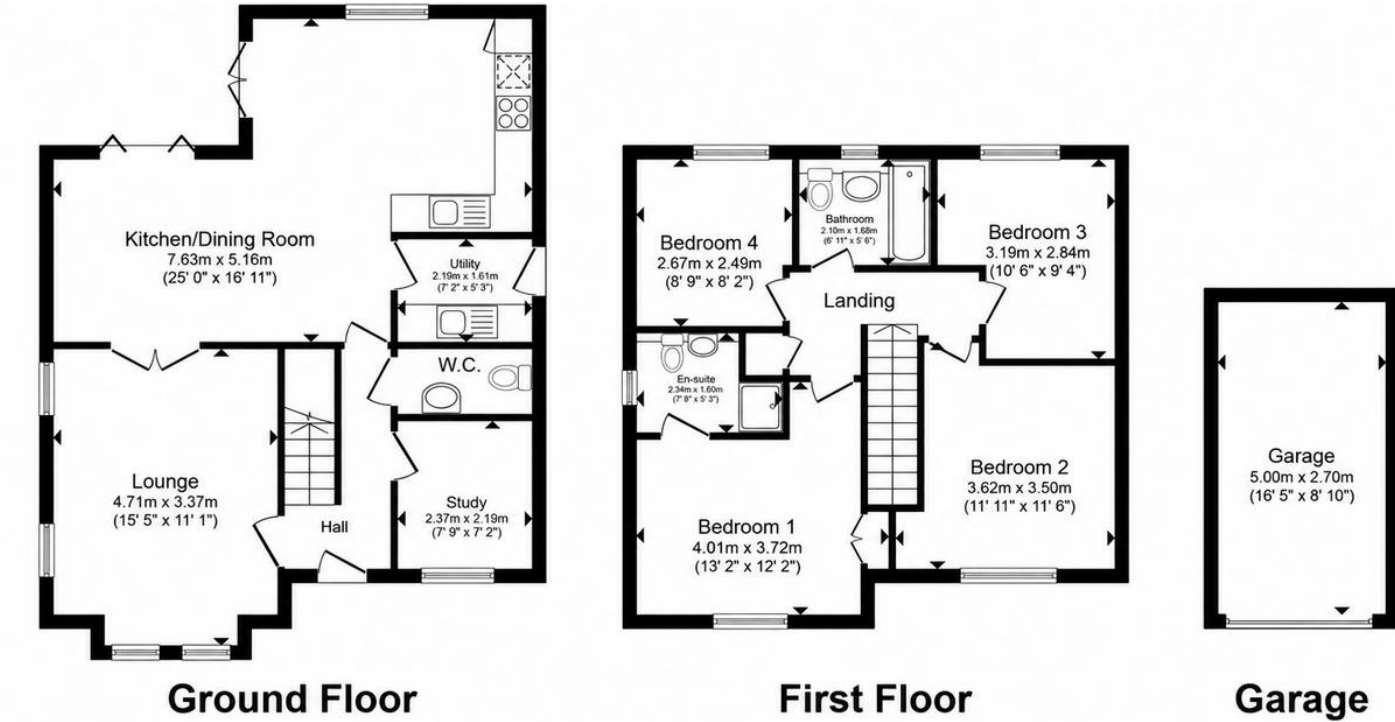


LOCATION MAP

ENERGY PERFORMANCE GRAPHS

%epcGraph_c_1_378%

FLOOR PLAN



Total floor area 129.6 m² (1,395 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.