



**3 Mear Close , Doncaster, DN6 0BS**  
Offers In Excess Of £200,000 Freehold



## Mear Close , Askern

3 Bedrooms, 2 Bathroom

Offers In Excess Of £200,000

- Three bedroom semi detached
- Driveway
- New Home
- Open plan living
- Upgraded to a high specification
- Enclosed garden
- Field views

ATTENTION: Are you looking for a new build property that has been upgraded to a high specification where you can simply move in and enjoy? If yes then this three double bedroom semi detached property is just what you are looking for. The property is in turn key condition and has been modernised by the current owners. Briefly comprising an entrance hallway , WC, open plan living with space for a living room, dining room and kitchen. The kitchen has been

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upgraded and includes integrated appliances. The master bedroom includes an en suite and stunning views of the fields to the side of the property, there are two further double bedrooms and a contemporary family bathroom, you will also benefit from a fully boarded loft area with lighting for that added storage area. You will benefit from a driveway and enclosed rear garden. The property is set in a quiet cul-de-sac location, has ADT alarm installed and CCTV, is close to local amenities and excellent commuter routes with the A1 and M62. Call now to view this property and appreciate the upgrades that the current owners have carried out.

**LIVING AREA 11' 7" x 18' 8" (3.54m x 5.70m)** A spacious open plan living area combining living room, dining room and kitchen, all completed to a high standard. The living area has French doors leading out onto the garden and a sizable storage cupboard, the dining area will easily fit a good size family dining table. With dual aspect windows you will enjoy plenty of natural lighting.

**KITCHEN 14' 10" x 13' 10" (4.54m x 4.24m)** The kitchen has been upgraded by the current owners. There are white high gloss wall and base units, complemented with a wood effect worktop. The appliances have been upgraded with integrated fridge/freezer, dish washer. Integrated oven, ceramic hob, extractor fan and stainless steel splash back. The sink has been upgraded and there is plumbing for a washing machine to ensure you enjoy a modern sleek kitchen area. Spot lights have been added to provide plenty of lighting whilst cooking.

**WC 6' 4" x 4' 7" (1.94m x 1.40m)** Ground floor wc with white pedestal sink.

**MASTER BEDROOM 13' 0" x 10' 4" (3.97m x 3.17m)** The master bedroom has dual windows which provide stunning views over the fields to the side of the property, you will enjoy the luxury of your own en suite.

**ENSUITE 5' 6" x 7' 0" (1.68m x 2.15m)** En suite to the

master bedroom, again the current owner have upgraded the tiling and suite to provide a contemporary feel with white wc, vanity basin sink and walk in shower.

**BEDROOM 10' 0" x 10' 5" (3.06m x 3.19m)** The second double bedroom is currently being used as a second sitting area with wall to ceiling front facing windows and second side window overlooking the fields.

**BEDROOM 11' 7" x 8' 0" (3.55m x 2.46m)** A third double bedroom currently being used as a dressing room/ study

**BATHROOM 6' 5" x 7' 11" (1.98m x 2.43m)** The current owners have upgraded the family bathroom to a high standard, with white three piece suite and over bath shower and glass shower screen.

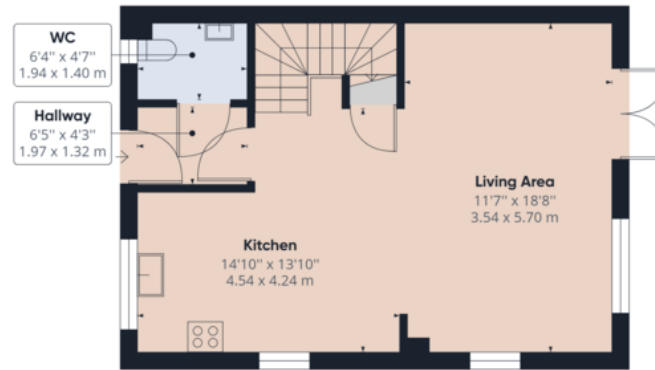
**OUTSIDE SPACE** To the front of the property is a drive way for off road parking and a small garden area,



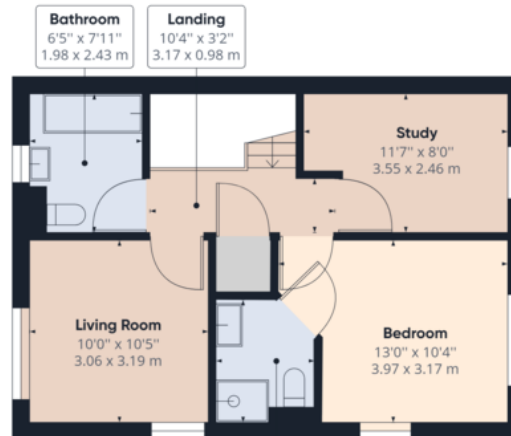
to the rear is an enclosed private garden with a decking patio area, laid to lawn grass, a BBQ area and established plants. The current owners have had outdoor lighting added around the property, along with CCTV







Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
946.72 ft<sup>2</sup>  
87.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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